

**Guy Thompson**  
**Amended Special Use**

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**PLANNING COMMISSION HEARING**

**April 17, 2023**

**7:00 p.m.**

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## FILE SUMMARY

### PREVIOUS RESOLUTIONS & DOCUMENTATION

Resolution 2000 BCC 20

Planning Administrator Letter 07/07/2000

Planning Administrator Letter 05/26/2004



**MORGAN COUNTY  
PLANNING AND BUILDING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION  
FILE SUMMARY**

**April 12, 2023  
Hearing date – April 17, 2023**

**APPLICANT: Guy Thompson**

**LANDOWNERS: Guy Thompson Living Trust and Douglas F. Thompson Revocable Trust**

This application is for an amendment to a Special Use Permit to remove the condition on a previous special use permit that the second residence on the property be owner occupied. The approval of the second residence was approved by Resolution 2000 BCC 20 which is included in your packets. The property is located in the NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 33, Township 4 North, Range 56 West of the 6<sup>th</sup> PM, Morgan County, Colorado aka 18963 Co Rd 27, Fort Morgan, Colorado 80701. The property is zoned Agriculture Production and is in the Brush Fire District.

The Board of County Commissioners approved the original special use permit to place a second owner occupied residence on the property by Resolution 2000 BCC 20, which included, among other conditions, the following conditions:

All on and off-site impacts have been satisfactorily mitigated. Mitigation measures shall include, but not be limited to the following:

- i. The applicant, as a condition of this permit, must reside in the home. In the event the applicant or his successors in interest wish to convert the home to a rental unit such conversation must be approved by the Board of County Commissioners.

Included with your packets is a letter dated July 7, 2000 denying a request to convert the second residence to a rental and therefore, the permit stood as originally issued. Another letter dated May 26, 2004 was sent stating the property was in violation of the Morgan County Regulations due to the second residence being used as a rental.

On June 13, 2021 the second residence, a mobile home, was destroyed by fire. The mobile home was replaced with a recreational vehicle. Staff has been unable to determine from the applicant when the recreational vehicle was placed on the property. No written permission was granted by the County to place the recreational vehicle on the property as a replacement for a mobile home.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-395 of the Morgan County zoning regulations have been met. Those criteria are as follows:

Section 2-395 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan.  
*The proposed use will provide affordable housing and protect exiting agricultural operations while not restricting private property rights.*
- B. The application documents are complete and present a clear picture of how the use is to be arranged on the site.
- C. The Site Plan conforms to the district design standards of Section 2-420 of the Morgan County Zoning Regulations.
- D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvement, site plan requirements or other mitigation measures.  
*There is access to established public infrastructure.*
- E. The special use proposed has been made compatible with the surrounding uses and is adequately buffered from any incompatible uses by distance and topography.  
*To the north, across County Road T, the property is zoned Agricultural Production and is being used for farming and includes a few outbuildings. To the west, the adjacent property is also zoned Agricultural Production and is open range with several mobile home residences approximately 1100 feet away. To the east, across county Road 27, the property is zoned commercial and is currently vacant. To the northeast, there is are Rural Residential lots with single family homes. Buffer is created by the road and/or distance.*
- F. The special use poses no or minimal risk to the public health, safety and welfare.  
*Amending the original granted Special Use Permit will not increase risk to public health, safety or welfare, subject to the conditions herein.*
- G. The special use proposed is not planned on a nonconforming parcel.  
*The proposed amendment is located on a conforming parcel.*
- H. The applicant has adequately documented a public need for the project. The Applicant has submitted all pertinent technical information, has demonstrated that it has adequate financial resources to implement the project, and has paid all County fees and review costs.
- I. For any special use requiring a supply of water that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity and reliability and in the case of human consumption, quantity, quality, and reliability.  
*Morgan County Quality Water serves both residences on the property.*

In addition to the criteria above, Planning Commission should be aware of the following provisions of the Zoning Regulations:

- The addition of a mobile home as an accessory residence is now a use permitted by conditional use permit. See Sec. 3-175(M), Parcel 20 acres or smaller. Because the second home was originally permitted by special use and there is no mechanism to automatically convert a special use permit to a conditional use permit, staff is recommending a condition as outlined below.



- When a recreational vehicle is used as a residence for longer than 180 days, it is considered a mobile home and must obtain a mobile home placement permit. No mobile home placement permit has been obtained by the applicant/owner.
- There is a third recreational vehicle on the property being used, according to the applicant, as storage. While storage buildings are a use by right in this zone, the applicant/owner must obtain a zoning permit to keep the recreational vehicle on the property for storage. Any other use, other than storage, would be subject to any applicable permitting.

As such, if Planning Commission decides to approve the amendment, staff is recommending the following conditions:

1. Upon approval of the amendment to the SUP, the special use permit shall be converted to a conditional use permit.
2. Within thirty (30) days of approval of the amendment to the SUP, applicant/owner must obtain the following:
  - a. A mobile home placement permit for the recreational vehicle being used as a residence.
  - b. A zoning permit for the recreational vehicle used a shed.
3. Failure to obtain either of these permits in subsection 2 within the timelines shall result in an automatic revocation of the amendment to the SUP and the second and third recreational vehicles may be stored on the property but may not be used for any purpose.

Nicole Hay,  
Morgan County Planning Administrator

RESOLUTION  
2000 BCC 20

A Resolution Granting a Use By Special Review to place  
2 residences on a single parcel

WHEREAS, on May 1, 2000, the Board of County Commissioners of Morgan County, Colorado held a public hearing pursuant to the Morgan County Zoning Regulations on the application of Guy D. Thompson for a special use permit to place 2 residences on a single parcel located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, Township 4 North, Range 56 West of the 6th P.M., a/k/a 18963 County Road 27, Brush, Colorado, and

WHEREAS, the applicant has received variance 2000 BA 3 to allow him to apply for a Use by Special Review for a second owner occupied residence in addition to an existing rental home on a parcel of land of 20 acres or less in the Agriculture (A) Zone, and

WHEREAS, notice of the public hearing was properly published and the subject property was properly posted, and

WHEREAS, the Board of County Commissioners received testimony and evidence from the applicant, and

WHEREAS, the Board of County Commissioners received the testimony of the Morgan County Planning Administrator who recommended approval of the application, and

WHEREAS, the Morgan County Planning Commission recommended approval of this application, and

NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MORGAN COUNTY, COLORADO:

1. The application of Guy D. Thompson for a special use permit to place a second owner occupied residence on a parcel of land located in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 33, Township 4 North, Range 56 West of the 6th P.M., is hereby granted. The permitted property is more fully described in Exhibit "A" attached to this resolution.
2. FINDINGS OF FACT:
  - a. The use and its location proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:
    - i. The proposed use is compatible with existing land uses and there is access to established public infrastructure. (Page 43, Morgan County Comprehensive Plan)
    - ii. The proposed use will preserve existing rental housing units and

affordable housing.

- iii. The use will protect existing agricultural operations while not restricting private property rights. (Page 44, Morgan County Comprehensive Plan)
  - b. The application documents are complete and present a clear picture of how the use is to be arranged on the site.
  - c. All on and off-site impacts have been satisfactorily mitigated. Mitigation measures shall include, but not be limited to the following:
    - i. The applicant, as a condition of this permit, must reside in the home. In the event the applicant or his successors in interest wish to convert the home to a rental unit such conversion must be approved by the Board of County Commissioners.
    - ii. The Morgan County Planning Administrator will conduct regular inspections of the property.
    - iii. Prior to occupancy of the home the applicant must provide proof of purchase of a water tap from Morgan County Quality Water District.
  - d. The special use proposed has been made compatible with surrounding uses and is adequately buffered from any incompatible uses by distance and physical barriers.
  - e. The special use poses no or minimal risk to the public health, safety and welfare.
  - f. The special use proposed is not planned to be developed on a nonconforming parcel of land.
  - g. The applicant has adequately documented a public need for the project. All pertinent technical information, adequate financial resources to implement the project, and has paid all fees and review costs.
3. The permit is specifically conditioned on all information presented in the application being followed.
4. The applicant is required, as a condition of this permit, to furnish any purchaser or other successor in interest to any lot in this subdivision with a copy of the County Right to Farm Policy as adopted by Resolution 96BCC41 on July 23, 1996, and the Receipt and Statement of Understanding of said policy. The Policy and the Receipt of Understanding shall be recorded as addenda to any deeds conveying the permitted property from the applicant to any purchasers or other successors.

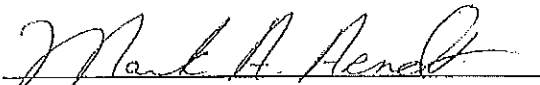


5. This permit is specifically granted for the purposes set out in the application only. Any other uses shall require an amendment to this permit after notice and hearing before the Morgan County Planning Commission and the Board of County Commissioners.
6. All past, present, and future drainage problems on the site are the responsibility of the applicant and his successors and not that of Morgan County.
7. The applicants are responsible for complying with all the foregoing requirements, conditions and design standards. Noncompliance with any of the foregoing requirements, conditions or design standards may be reason for revocation of the permit by the Board of County Commissioners after notice to the property owners and public hearing.
8. The Board of County Commissioners retains continuing jurisdiction on this permit to address future possible problems with the site and the operation and to insure compliance with the conditions, terms and requirements of this permit. The County also retains jurisdiction and the right and authority of county personnel to inspect the site at any reasonable time.

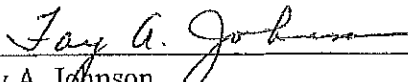
DATED this 23<sup>rd</sup> day of May, 2000, nunc pro tunc May 1, 2000.

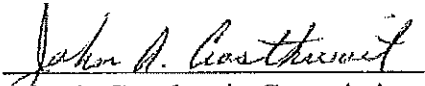
BOARD OF COUNTY COMMISSIONERS  
MORGAN COUNTY, COLORADO

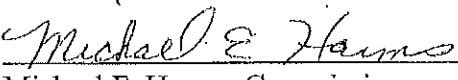
[SEAL]

  
Mark A. Arndt, Chairman

ATTEST:

  
Fay A. Johnson  
Clerk to the Board

  
John A. Crosthwait, Commissioner

  
Michael E. Harms, Commissioner

Commencing at the Southeast corner of said NE¼NE¼ of Section 33, thence West 30 feet, thence North 280 feet to the point of beginning; thence North, along the West right-of-way line of the County Road, 819 feet, more or less, to a point on the South line of the tract conveyed to Vern C. Thompson by Warranty deed recorded in Book 589 at Page 347; thence West 417 feet; thence South, parallel with the West line of said County Road, 819 feet, more or less; thence East 417 feet to the point of beginning.

also known as 18963 County Road 27, Brush, CO,

EXHIBIT A

July 7, 2000

GUY THOMPSON  
214 CLAYTON  
BRUSH CO 80723

Dear Guy:

You were granted a Use by Special Review Permit, 2000BCC20, to place a mobile home as a second residence on a parcel located in the NE1/4NE1/4 of Section 33, Township 4 North, Range 56 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. A condition of this approval is that the mobile home be occupied by you and if you wish to convert the home to a rental unit this conversion must be approved by the Board of County Commissioners.

On June 19, 2000 you telephoned this office requesting that your Use by Special Review Permit be amended to allow the use of the mobile home as a rental. I presented your request to the Board of County Commissioners on July 5, 2000.

They have denied your request and therefore, the permit stands as was originally issued.

Do not hesitate to contact me at any time if you have further questions.

Sincerely,

Barbara J. Gorrell  
Planning Administrator

cc: Morgan County Board of Commissioners  
Morgan County Attorney



**MORGAN COUNTY  
OFFICE OF THE COUNTY ATTORNEY**

May 26, 2004

Guy D. Thompson  
21732 County Road 31  
Brush, CO 80723

RE: NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 33, T. 4 N., R. 56 W., aka 18963 County Road 27, Brush, CO

Dear Mr. Thompson;

I have been informed by the Morgan County Planning Administrator that your property, described above, is in violation of the Morgan County Zoning Regulations due to the fact that one of the conditions of the Special Use Permit (Resolution 2000 BCC 20, May 1, 2000) to place a second residence on the property was that the unit be owner occupied. It does not appear that you have occupied the second residence at any time and you certainly are not presently occupying it.

If the property has not been brought into compliance with the Morgan County Zoning Regulations by June 14, 2004 by either removing the second residence or moving into it Morgan County may file legal action against you to enforce the provisions of the County Zoning Regulations. This action may include either criminal or civil action. Criminal violations may be punished by a fine of \$100 and/or 10 days in jail for each day of violation. This action may be taken without any further notice to you.

I strongly urge you to either bring your property into compliance by June 14, 2003. It is not in the best interests of either you or Morgan County to have to resolve this problem through litigation.

If you have any questions please feel free to call either Barbara Gorrell, Morgan County Planning Administrator, 542-3526 or myself.

Yours truly,

A handwritten signature in dark ink, appearing to read "George N. Monsson".  
George N. Monsson  
County Attorney

xc: Planning Administrator  
Bd. of Co. Comm.

*6-4-04  
Guy says he  
never there!*

*QW 867-3054  
Doug Thompson  
Bill goes to  
Boy Leonard  
REA*

ORIGINAL SUBMITTAL

Original Application

Right to Farm



**MORGAN COUNTY  
PLANNING AND BUILDING DEPARTMENT**

March 8, 2023

Guy Thompson  
214 Clayton St  
Brush, CO 80723  
Sent via email: [inkdoutapp@gmail.com](mailto:inkdoutapp@gmail.com)

Dear Applicant:

Your Application for a Use by Special Review has been received by our office and will go through a full review. The hearing for the Planning Commission will be held on **April 17<sup>th</sup>, 2023 at 7:00 P.M.**

**As per Section 2-390(B), notification sign postings need to occur no later than April 7, 2023 and photographs accompanied by an affidavit to our office no later than April 12, 2023.** One sign facing each public right-of-way adjacent to the property is required. The county will provide two signs, one for County Road T and one for County Road 27, it is up to you to post them.

It is necessary that you be present at the hearing to answer any questions the Planning Commission may have. Do not hesitate to contact us at any time if you have questions.

Sincerely,

*Nicole Hay*

Nicole Hay  
Planning Administrator





MORGAN COUNTY PLANNING  
ZONING & BUILDING DEPT.  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970)542-3526  
FAX (970)542-3509

EMAIL: [permits\\_licensing@co.morgan.us](mailto:permits_licensing@co.morgan.us)

PERMIT # SV2023 - 0008

Date Received <u>2 / 1 / 23</u>	Received By <u>JS</u>
App Fee <u>\$460</u>	Ck/CC #: <u>4426</u> Paid <u>2 / 1 / 23</u>
Minor Amend Fee: \$	CK/CC #: Paid / /
Recording Fee \$	Ck/CC #: Paid / /
PC Date: / /	BOCC Date: / /
100 Year Floodplain? <u>Y/N</u>	Taxes Current? <u>Y/N</u>

## SPECIAL USE PERMIT APPLICATION

(Also to be used as application for Amendments to Existing Special Use Permits)

Landowner **MUST** Sign Application and Right to Farm Policy

### APPLICANT

Name Guy Thompson

Address 18963 CR27

Phone (970) 380 2018

Email InkDout App @ gmail.com

### LANDOWNER

Name Guy Thompson

Address 214 Clayton St.

BRUSH Co 80723

Phone (970) 380 2018

Email InkDout App @ gmail.com

### BRIEF DESCRIPTION OF APPLICATION

I would like permission to make the whole  
Property A Rental - EVERYTHING IS Pre existing  
Elect - septic tank - leech field - Quality water & well  
are all pre existing

### PROPERTY LEGAL DESCRIPTION

Address (if available):

S: 73 T: 4N R: 56W \_\_\_\_\_  $\frac{1}{2}$  \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_  $\frac{1}{4}$

Parcel #: 1037 - 330 - 00 - 001

Subdivision: \_\_\_\_\_

Property Size 10.149 (sq. ft. or acres)

Zone District: A

Lot #(s): \_\_\_\_\_

Is property located within 1320' (1/4 mile) of a livestock confinement facility? Y/N

**SEE REQUIRED ATTACHMENT LIST ON BACK OF THIS PAGE.**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.**

## SPECIAL USE PERMIT REQUIRED ATTACHMENT LIST

**Fee:**

☐ Non-Refundable Application Fee

*\*Additional fees and charges may be required pursuant to Section 2-160 of Morgan County Zoning Regulations*

**Project Narrative:** ☐ Narrative— Including the following:

☒ Project Description

☒ Purpose of request

☒ How this proposal complies with the Morgan County Comprehensive Plan

*See: <https://morgancounty.colorado.gov/sites/morgancounty/files/Comprehensive-Plan-2008.pdf>*

☒ How this project/proposed use meets the criteria for Special Use Permit pursuant to Sec. 2-395 of the Zoning Regulations

☒ How the project/proposed use meets any specific criteria related to the project/proposed use. *See Morgan County Zoning Regulations Chapter 4-Supplementary Regulations, including but not limited to: Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS*

☐ How project will relate to or impact existing adjacent uses

☐ All off-site impacts and proposed mitigation measures

☐ Development or implementation schedule of project

☐ Proposed length of time the permit, if applicable

☐ Discussion of any public improvements required to complete the project

**Environmental Impacts:** ☐ Discuss any environmental impacts the Special Use will have on the following and the proposed mitigation measures:

☐ Air Quality

☐ Dust

☐ Existing Vegetation

☐ Land Forms

☐ Noise

☐ Odor

☐ Storm Water Runoff

☐ Water Resources

☐ Wetlands

☐ Wildlife

☐ Visual Amenities

☐ Other \_\_\_\_\_

**Map & Plans:** ☒ **Special Use Map** meeting the requirements of Sec. 2-420 and any specific map requirements for the proposed use including but not limited to: *Campgrounds, Livestock Confinement, Kennels, Outdoor Shooting Ranges, Home Occupations, Oil and Gas, Mobile Home Parks, Wireless Service Facilities, Solar, Wind and BESS.* Sample Map attached to application for reference

☐ **Drainage/Run-Off Control Plan** may be required if the Planning Administrator determines that the use or building meets one of the following criteria:

- (1) The accessory use or building may have a drainage impact on adjacent properties;
- (2) The accessory use or building may have a drainage impact on adjacent right of ways;
- (3) The accessory structure is 5000 square feet or larger.

- ☐ **Decommissioning Plan** [Wind, Solar, BESS]
- ☐ **Geotechnical Report** [Wind, Solar]
- ☐ **Maintenance Statement** [Wind, Solar, BESS]
- ☐ **Water and/or Wind Erosion Control Plan** [Wind, Solar]
- ☐ **Fire Mitigation Plan** [BESS]
- ☐ **Specification Sheet** [BESS]
- ☐ **Emergency Operation Plan** [BESS]

**Ownership:** ☒ **Current title insurance commitment (last 6 months)**

N/A

- ☐ **Mineral Rights Holders Notification**
- ☐ **Notice to FFA & Approval Letter** [Wind]
- ☐ **Notice to Operator of Communication Link (if applicable)** [Wind]
- ☒ **Proof of current paid taxes**

**Utilities/Access:** ☒ **Water tap (Engineering Report from Quality Water or proof of access to a well)**

☒ **Sewer (Septic Permit, Will Serve Letter from NCHD or proof of other public system)**

☐ **Electric (Electric bill or letter of commitment from electricity provider)**

☐ **Driveway Permit from CDOT or Morgan County Road & Bridge (If required by staff)**

N/A

☐ **Ditch Company- Proof of contact if there is a ditch on or next to subject property**

☐ **Architecture Control Approval (if applicable)**

☐ **Utility Interconnection or Crossing Certification** [Wind, Solar]

☐ **Road Agreement** [Wind, Solar]

☐ **Electrical Diagram** [BESS]

**Vested Rights:** ☐ **Vesting Rights (Optional).** If applying for vested rights with special use application, the following must be submitted:

- ☐ Period of time Vesting Rights are requested
- ☐ Development schedule including timeline and phases
- ☐ Reason for request
- ☐ Other pertinent factors concerning the development
- ☐ Additional application fee for vesting rights application

**Miscellaneous:** ☐ **Right to Farm Policy** signed by Landowner(attached)

☐ **Liability Insurance for Solar, Wind and/or BESS projects**

☐ \_\_\_\_# **Paper Application sets**

☐ \_\_\_\_**Digital Copy of Application** (One sided only)

☐ **Posted Public Notice Verification:**

☐ Notarized affidavit with photographs from a distance & close-up

This must be submitted PRIOR to Planning Commission hearing and PRIOR to Morgan County Board of Commissioners hearing

☐ **Additional Information required by staff:**


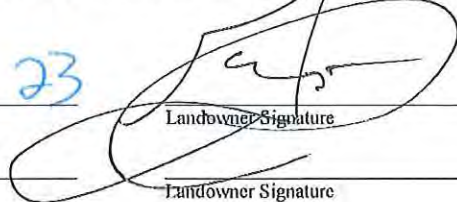
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APPLICANT & LANDOWNERS **MUST** SIGN APPLICATION ON NEXT PAGE



## APPLICANT & LANDOWNER'S STATEMENT

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.  
Application must be signed by landowners as shown on title insurance/commitment.

	<u>2-1-23</u>		<u>2-1-23</u>
Applicant Signature	Date	Landowner Signature	Date
Applicant Signature	Date	Landowner Signature	Date



**MORGAN COUNTY, PLANNING, ZONING & BUILDING DEPT.**  
231 Ensign, P.O. Box 596  
Fort Morgan, Colorado 80701  
PHONE (970) 542-3526 FAX (970) 542-3509

### **MORGAN COUNTY RIGHT TO FARM POLICY / NOTICE**

Morgan County is one of the most productive agricultural counties in Colorado. Ranching, farming, animal feeding, and all other manner of agricultural activities and operations in Morgan County are integral and necessary elements of the continued vitality of the county's economy, culture, landscape and lifestyle. Morgan County specifically recognizes the importance of agricultural operations as necessary and worthy of recognition and protection.

Landowners, residents and visitors must be prepared to accept as normal the effects of agriculture and rural living. These may include noise from tractors, equipment, and aerial spraying sometimes at night or in the early morning; dust from animal pens, field work, harvesting, and gravel roads; odor from animal confinement operations, silage and manure; smoke from ditch burning; flies and mosquitoes; the use of pesticides and fertilizers, including aerial spraying; and movement of livestock or machinery on public roads. Under the provisions of the State of Colorado's "Right to Farm" law (Section 35-3.5-101 and following, C.R.S.), all normal and non-negligent agricultural operations may not be considered nuisances.

Also public services in a rural area are not at the same level as in an urban or suburban setting. Road maintenance may be at a lower level, mail delivery may not be as frequent, utility services may be nonexistent or subject to interruption, law enforcement, fire protection and ambulance service will have considerably longer response times, snow may not be removed from county roads for several days after a major snow storm. First priority for snow removal is that school bus routes are normally cleared first.

Children are exposed to different hazards in a rural setting than they are in an urban or suburban area. Farm and oilfield equipment, ponds, and irrigation ditches, electrical service to pumps and oil field operations, high speed traffic, noxious weeds, livestock, and territorial farm dogs may present real threats to children. It is necessary that children's activities be properly supervised for both the protection of the children and protection of the farmer's livelihood.

All rural residents and property owners are encouraged to learn about their rights and responsibilities and to act as good neighbors and citizens of Morgan County. This includes but is not limited to obligations under Colorado State law and Morgan County Zoning Regulations regarding maintenance of fences, controlling weeds, keeping livestock and pets under control. There may be provisions of which you are unaware. For example, because Colorado is a Fence Law State, owners of property may be required to fence livestock out.

Information regarding these topics may be obtained from the Colorado State University Cooperative Extension Office and the County Planning and Zoning Department, and County Attorney.

#### **RECEIPT AND STATEMENT OF UNDERSTANDING**

I hereby certify that I have received, read, and understood the Morgan County Statement of Policy and Notice regarding Right to Farm.

I further state that I am aware that the conditions of living in an unincorporated area are different than living in a town or city and that the responsibilities of rural residents are different from urban or suburban residents. I understand that under Colorado law that a pre-existing, non-negligent agricultural operation may not be considered a public or private nuisance.

Signature

Date

**To Be Signed by Landowner**

Printed Name

Address

*Adopted by the Morgan County Board of County Commissioners by Resolution #96BCC41 on July 23, 1996 and amended by Resolution 2008 BCC 34 on September 2, 2008.*



## APPLICANT NARRATIVE

## Narrative

I would like permission to make the whole property a rental. Everything is preexisting. Electric, septic tank, leech field, quality water, and a well are all preexisting

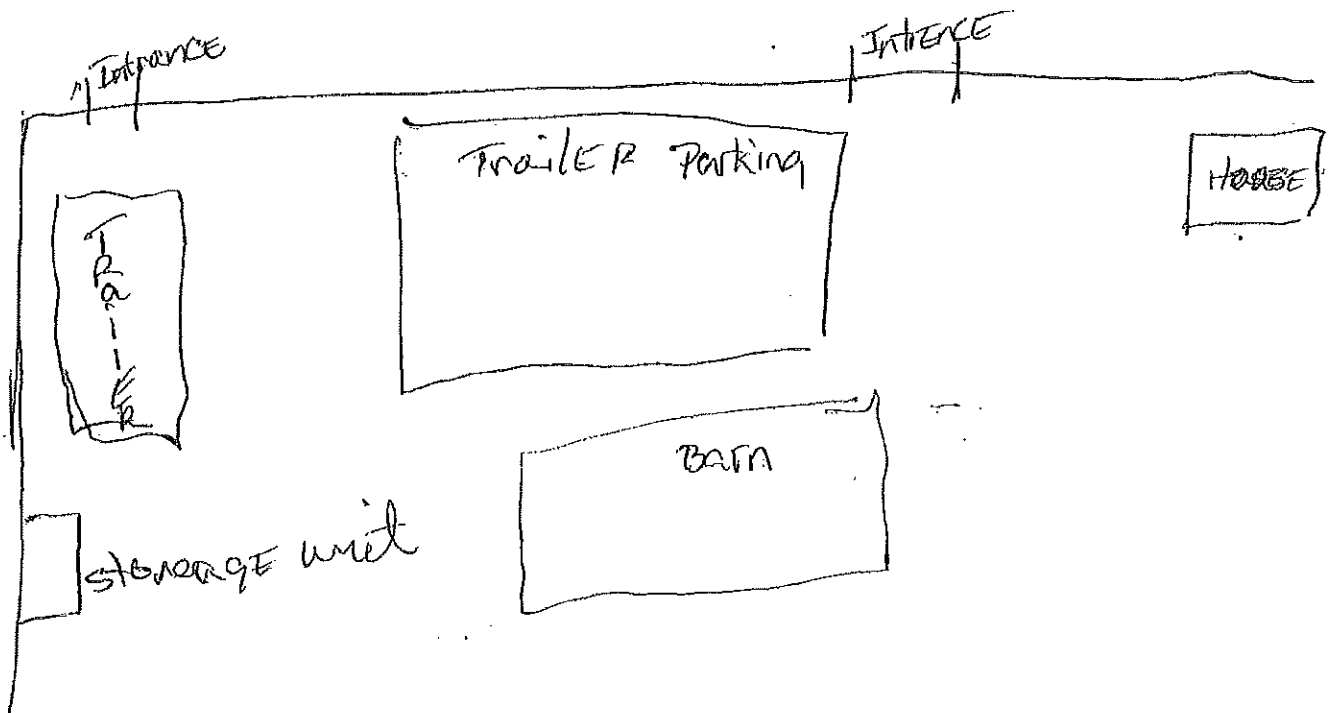
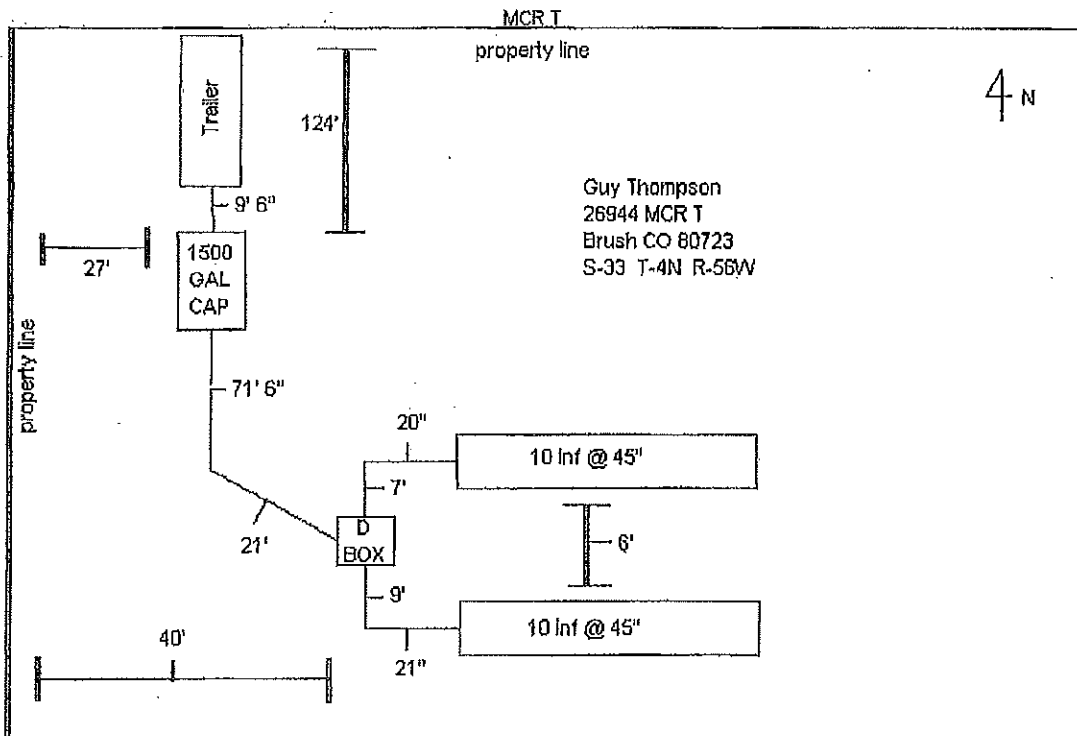
Guy Thompson



Date

2-1-23

## SITE PLAN / MAPS



PROOF OF OWNERSHIP

Current Title Insurance Commitment

Any deeds or additional ownership documentation

**NORTHERN COLORADO TITLE SERVICES CO., INC.**

130 W. KIOWA AVE., FORT MORGAN, COLORADO 80701

Phone No. 970-867-0233 Fax No. 970-867-7750

DATE: January 31, 2023

ORDER #: NCT24484

PROPERTY ADDRESS: 18963 COUNTY ROAD 27, BRUSH, COLORADO, 80723

OWNER/PURCHASER: GUY THOMPSON LIVING TRUST, dated August 19, 2020 and DOUGLAS F.  
THOMPSON REVOCABLE TRUST, dated February 24, 2005  
TO BE DETERMINED

**PLEASE DELIVER TO THE FOLLOWING CUSTOMERS:**


_____ To:	ATTN:
	Fax#:
_____ To: GUY THOMPSON CALL 970-380-2018	ATTN:
	Fax#:
_____ To:	ATTN:
	Fax#:
_____ To:	ATTN:
	Fax#:
_____ To:	ATTN:
	Fax#:

ATTACHED PLEASE FIND THE FOLLOWING ITEM(S) IN CONNECTION WITH THE ABOVE CAPTIONED ORDER. SHOULD YOU HAVE ANY QUESTIONS REGARDING THE ATTACHED DOCUMENTATION, PLEASE CONTACT LINDA, SHARON, LISA OR SHERYL. FOR CLOSING ASSISTANCE, PLEASE CONTACT LINDA OR LISA. WE APPRECIATE YOUR BUSINESS VERY MUCH AND LOOK FORWARD TO SERVING YOU IN THIS TRANSACTION.

***E-MAIL ADDRESS FOR CLOSING DOCUMENTS: CLOSING@NCTS.COM***  
**HAVE A WONDERFUL DAY!!!**

_____ COMMITMENT AMT DUE IS ON SCHEDULE A (INVOICE)	_____ OWNERS TITLE POLICY
_____ PROPERTY REPORT -AMT DUE IS ON PROPERTY REPORT (INVOICE)	_____ MORTGAGEES TITLE POLICY
_____ MORTGAGE/FORECLOSURE GUARANTY	_____ DOCUMENTS
_____ SURVEY/ILC	_____ OTHER / INVOICE



 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
<b>Commitment</b>	ISSUED BY <b>First American Title Insurance Company</b>

**COMMITMENT FOR TITLE INSURANCE**

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

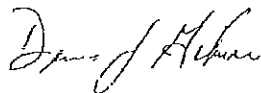
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

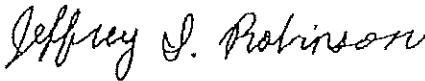
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or Imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.*

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- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**


Arbitration provision intentionally removed.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions.*

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 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	

ALTA® Universal ID: 0044474  
Commitment No: NCT24484

Effective Date: January 27, 2023 at 8:00 a.m.

1. Policy or Policies to be issued:

OWNERS:	AMOUNT	PREMIUM
[X] ALTA® 2006 Owner's Policy (6-17-06)	STO BE DETERMINED	\$200.00

Proposed Insured: TO BE DETERMINED

LOAN:

[X] ALTA® 2006 Loan Policy (6-17-06)

Other Charges:

**TOTAL DUE: \$ 200.00**

**NOTE: A Minimum Fee of \$115.00 will be charged if file is cancelled.**

2. On the effective date hereof, the estate described herein to be insured is fee simple, and is vested in:

GUY THOMPSON LIVING TRUST, dated August 19, 2020, as to ½ interest  
DOUGLAS F. THOMPSON REVOCABLE TRUST, dated February 24, 2005, as to ½ interest

3. The land referred to in the Commitment is described below or in Schedule C:

**SEE ATTCHED EXHIBIT "A"**

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EXHIBIT "A"

Three (3) parcels of land in the NE1/4NE1/4 of Section 33, Township 4 North, Range 56 West of the 6th P.M., Morgan County, Colorado, more particularly described as follows:

Commencing at the NE corner of the NE1/4 of Section 33; thence South 224 feet; thence West 417 feet; thence North 224 feet; thence East 417 feet to the point of beginning.

Commencing at a point which is 417 feet West of the NE corner of said Section 33; thence South 224 feet; thence West 30 feet; thence North 224 feet; thence East 30 feet to the point of beginning.


Commencing at the SE corner of said NE1/4NE1/4 of Section 33; thence West 30 feet; thence North 280 feet to the point of beginning; thence North along the West right-of-way line of the County Road, 819 feet, more or less, to a point on the South line of the tract conveyed to Vern C. Thompson by Warranty Deed recorded in Book 589 at page 347; thence West 417 feet; thence South, parallel with the West line of said County Road, 819 feet more or less; thence East 417 feet to the point of beginning

and commonly known as (for informational purposes only): 18963 COUNTY ROAD 27, BRUSH, COLORADO, 80723

By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)

 <b>First American Title™</b>	<b>Title Insurance Commitment</b> <small>ISSUED BY</small> <b>First American Title Insurance Company</b>
<b>Schedule BI</b>	

**SCHEDULE B - SECTION I  
REQUIREMENTS**

Commitment No: NCT24484


The Following are requirements to be complied with; otherwise to be shown as exceptions in the policy:

- A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured, and for any estate or interest necessary to create the estate or interest to be insured described in this Commitment.
- B. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
- C. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records, to wit:
  - 1. Proper Deed from GUY THOMPSON LIVING TRUST, dated August 19, 2020 and DOUGLAS F. THOMPSON REVOCABLE TRUST, dated February 24, 2005 to TO BE DETERMINED, conveying the land described herein.
  - 2. Copy of the Trust Agreement for GUY THOMPSON LIVING TRUST, dated August 19, 2020. This should be reviewed to ensure that the proposed transaction is one in which the trust is authorized to enter and the parties (trustees) are authorized to execute the necessary documents. This should not be recorded, but a copy maintained in the file.
  - 3. Copy of the Trust Agreement for DOUGLAS F. THOMPSON REVOCABLE TRUST, dated February 24, 2005. This should be reviewed to ensure that the proposed transaction is one in which the trust is authorized to enter and the parties (trustees) are authorized to execute the necessary documents. This should not be recorded, but a copy maintained in the file.
  - 4. Statement of Authority for DOUGLAS F. THOMPSON REVOCABLE TRUST, dated February 24, 2005, disclosing the name(s) and address(s) of the person(s) represented and the other information required by 38-30-172, C.R.S.
  - 5. Dollar amount of Policy coverage must be provided to the Company.
  - 6. The Company reserves the right to assert additional requirements or exceptions regarding the Grantee(s) when they are designated.



**NOTE: Statement of Authority for GUY THOMPSON LIVING TRUST, dated August 19, 2020 recorded SEPTEMBER 14, 2020 at Reception No. 927531, discloses the following person(s) have the authority to execute documents affecting title on behalf of the entity: GUY THOMPSON, Trustee**

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B - Section II and a Schedule C (if applicable) with matching Commitment Numbers.

 <b>First American Title™</b>	<b>Title Insurance Commitment</b> ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule BII</b>	

## SCHEDULE B-SECTION II EXCEPTIONS

Commitment No: NCT24484

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company. The policy will not insure against loss or damage by reason of the following:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are a lien or due and payable; or which are not shown as existing liens by the public records; and any tax, special assessments, or charges or liens imposed for water or sewer service, or any other special taxing district, and any unredeemed tax sales.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; (d) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records or listed in Schedule B.

## ADDITIONAL EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

8. Reservation as contained in United States Patent recorded MARCH 29, 1907 in Book 32 at Page 51 as follows:  
Right of way for ditches or canals constructed by the authority of the United States.

9. Right of way for ROAD purposes as specified in ROAD PETITION recorded JANUARY 31, 1883 in Book 15 at Page 228, said road to be not less than 60 feet in width.

10. PLATTE & BEAVER IMPROVEMENT COMPANY and rights of way therefor, as evidenced by Map and Sworn Statement recorded JUNE 30, 1887 in Map Book 18 at Page 121.

Commitment Schedule B-II

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11. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by MARY E. MATHIS and JOE H. MATHIS in the instrument to VERN C. THOMPSON recorded OCTOBER 4, 1957 in Book 589 at Page 347, and any and all assignments thereof or interests therein.

12. An undivided 1/2 interest in all oil, gas and other mineral rights, as reserved by GORDON K. MARBLE and MABEL M. MARBLE in the instrument to VERN C. THOMPSON recorded MAY 27, 1959 in Book 617 at Page 416. Said Deed was corrected in Book 623 at page 514, and any and all assignments thereof or interests therein.

13. Burdens, obligations, terms, conditions, stipulations and restrictions of any and all unrecorded LEASES AND TENANCIES.

14. NOTE: The following notices pursuant to CRS 9-1.5 103 concerning underground facilities have been filed with the Clerk and Recorder. These statements are general and do not necessarily give notice of underground facilities within the subject property: (A) MOUNTAIN BELL TELEPHONE COMPANY RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 502; (B) PUBLIC SERVICE COMPANY OF COLORADO RECORDED OCTOBER 2, 1981 IN BOOK 821 AT PAGE 514; AND (C) MORGAN COUNTY RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 22, 1982 IN BOOK 825 AT PAGE 656.

Valid as a Commitment for an ALTA Policy only if attached to a countersigned Commitment for Title Insurance, a Schedule A, a Schedule B-Section 1 and a Schedule C (if applicable) with matching Numbers.

Commitment Schedule B-II

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**SCHEDULE B –SECTION 2  
CONTINUED**

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Title entity conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

Commitment Schedule B-II

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No coverage will be given under any circumstances for labor or material for which the Insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

NOTE: Pursuant to Colorado Insurance Regulation 8-1-3, this is notification of the availability of Title Closing Protection Letters written by First American Title Insurance Company.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

Commitment Schedule B-II

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# Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2019

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect both **personal** and **non-personal** information about and from you. **Personal** information is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal** information is any other type of information.

**How Do We Collect Your Information?** We collect your **personal** and **non-personal** information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your **personal** information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal** information for any purpose.

**How Do We Share Your Personal Information?** We do not sell your **personal** information to nonaffiliated third parties. We will only share your **personal** information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal** information, you may contact us at [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

**How Do We Secure Your Personal Information?** The security of your **personal** information is important to us. That is why we take commercially reasonable steps to make sure your **personal** information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal** information.

**How Long Do We Keep Your Personal Information?** We keep your **personal** information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal** information, in accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

**International Jurisdictions:** Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal** information to us in the US, and you consent to that transfer and use of your **personal** information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

### For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-7180097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-7180097 and submitting written proof of such authorization to [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com).

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Right to Opt-Out.** We do not sell your personal information to third parties, and do not plan to do so in the future.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Collection Notice.** The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

<b>Categories of Personal Information Collected</b>	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
<b>Categories of Sources</b>	Categories of sources from which we've collected <b>personal information</b> include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties

<b>Business Purpose for Collection</b>	The business purposes for which we've collected <b>personal information</b> include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity
<b>Categories of Third Parties Shared</b>	The categories of third parties with whom we've shared <b>personal information</b> include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties

*Categories of Personal Information We Have Sold In The Past Year.* We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

*Categories of Personal Information Disclosed For A Business Purpose In The Past Year.* The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.



**NO DOCUMENTARY FEE REQUIRED\CONVENIENCE DEED**  
**EXEMPT FROM REAL PROPERTY TRANSFER TAX/OWNERSHIP CONFIRMATION**

**Bargain and Sale Deed**

Know All Men By These Presents, that Guy Douglas Thompson, of the County of Morgan (referred to as "Grantor") whose legal address is 1021 Diana Street, Fort Morgan, CO 80723, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, hereby sells and conveys to the Guy Thompson Living Trust, dated August 19, 2020, which has an address 1021 Diana Street, Fort Morgan, CO 80723, County of Morgan, State of Colorado, the following real property situated in the County of Morgan, State of Colorado, to wit:

Three (3) parcels of land, together with all improvements thereon, in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, Township 4 North, Range 56 West of the 6th P.M., more particularly described as follows:

Commencing at the Northeast corner of NE $\frac{1}{4}$  of Section 33, thence South 224 feet; thence West 417 feet; thence North 224 feet; thence East 417 feet to the point of beginning;

Commencing at a point which is 417 feet West of the Northeast corner of said Section 33; thence South 224 feet; thence West 30 feet; thence North 224 feet; thence East 30 feet to the point of beginning;

Commencing at the Southeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, thence West 30 feet, thence North 280 feet to the point of beginning; thence North, along the West right-of-way line of the County Road, 819 feet, more or less, to a point on the South line of the tract conveyed to Vern C. Thompson by Warranty deed recorded in Book 589 at Page 347; thence West 417 feet; thence South, parallel with the West line of said County Road, 819 feet, more or less; thence East 417 feet to the point of beginning.

Also known as street and number: 18963 County Road 27, Brush, CO

To the extent that the real property description contained in this deed is incomplete, incorrect or not legally sufficient, the property hereby conveyed is the same property conveyed by Warranty Deed recorded on March 29, 1999 at Reception No. 776883 in the real property records of the County of Morgan, State of Colorado.

Signed and delivered this 19th day of August, 2020.

  
Guy Douglas Thompson

### STATEMENT OF AUTHORITY

The undersigned, as trustees of the Guy Thompson Living Trust dated August 19, 2020 hereby issue this statement of authority pursuant to Colorado Revised Statutes §38-30-108.5 and §38-30-172.

1. The Guy Thompson Living Trust is a revocable living trust formed under the laws of the State of Colorado.

2. The trustee and mailing address for the trust are:

Guy Thompson  
1021 Diana Street  
Fort Morgan, CO 80723

3. The acting trustee or trustees of the trust are the only persons authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the trust. There are no limitations on the authority of the trustee or trustees of the trust concerning the manner in which the trust deals with any interest in real property.

Signed and dated this 19<sup>th</sup> day of August, 2020.

  
Guy Thompson - Trustee

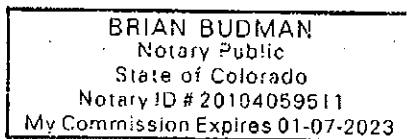
STATE OF COLORADO )

COUNTY OF MORGAN )

ss

Subscribed to and sworn before me by Guy Thompson as trustee of the Guy Thompson Living Trust on the 19<sup>th</sup> day of August, 2020.

Witness my hand and official seal.



  
Notary Public

My Commission expires: Jun 7, 2023

## QUIT CLAIM DEED

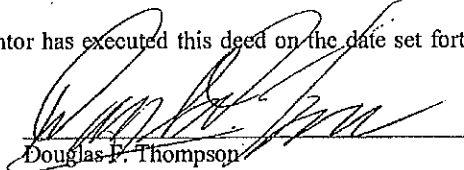
THIS DEED is made this 25<sup>th</sup> day of March 2021, between DOUGLAS F. THOMPSON, of the County of Morgan, State of Colorado, Grantor, and THE DOUGLAS F. THOMPSON REVOCABLE TRUST, DATED FEBRUARY 24, 2005, whose address is 214 Clayton Street, Brush, CO 80723, Grantee.

WITNESSETH, that the Grantor, for no consideration as a gift transaction have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the Grantee, his heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Morgan, State of Colorado, described as follows:

See attached Exhibit A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, his heirs, successors and assigns forever. 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 Grantor has executed this deed on the date set forth above.

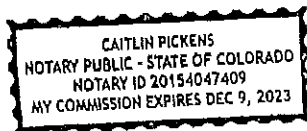
  
Douglas F. Thompson

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF MORGAN     )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March 2021 by Douglas F. Thompson.

WITNESS my hand and official seal.  
My commission expires: 12/9/23

  
Notary Public



and across the alley from Lot 4 in Block 6 in the Third Addition to the Town of Brush, according to the recorded plat thereof, and more particularly described as follows, to-wit: Commencing at a point which is 100 feet North of the North line of Emerson Street of said town and 20 feet West of the SW corner of Lot 4 in Block 6 of said Third Addition; thence West parallel with the North line of said Emerson Street 140 feet, thence North at right angles thereto 50 feet, thence East on a line parallel with said North line of Emerson Street 140 feet to intersect the West line of the alley West of Block 6 of said Third Addition at a point which is 20 feet West of the NW corner of Lot 4 in Block 6 of said Third Addition, thence South along said west alley line 50 feet to the place of beginning, as conveyed to Douglas F. Thompson by WARRANTY DEED, dated March 27, 1958, acknowledged March 31, 1958, and recorded April 2, 1958 in Book 596 at Page 39.

also known as Lots E and F, Block 6, Third Addition to the City of Brush, according to the recorded plat thereof, and as 719 Emerson Street and 507 Turner Street, Brush, Co,

and

Lot Five (5) in Block Twelve (12) of the original Town of Brush, according to the recorded plat thereof.

also known as 214-214½ Clayton Street, Brush, Co.

With all improvements located thereon.

**Parcel 6**

Lot 12, Block 7, Hueske Addition to the City of Brush, Colorado, according to the Recorded Plat thereof. Subject to: covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record.

With all improvements located thereon.

**Parcel 7**

A tract of land 140 feet East and West by fifty (50) feet North and South lying directly West and across the alley from Lot number Four (4) in Block number Six (6) in the Third Addition to the Town of Brush, according to the recorded plat thereof, and more particularly described as follows, to-wit: Commencing at a point which is 100 feet North of the North line of Emerson Street of said Town and 20 feet West of the Southwest corner of Lot 4 in Block 6 of said Third Addition; thence West parallel with the North line of said Emerson Street 140 feet, thence North at right angles thereto 50 feet, thence East on a line parallel with said North line of Emerson Street 140 feet to the intersect the West line of the alley West of Block number 6 of said Third Addition at a point which is 20 feet West of the Northwest corner of Lot 4 in Block 6 of said Third Addition, thence South along said West alley line 50 feet to the place of beginning.

With all improvements located thereon.

**Parcel 8**

Lot Twenty (20) of Windolph Subdivision of Lot Thirty-Six (36) of Munn's Addition to the Town (Now City) of Brush, Colorado, according to the recorded plat thereof.

With all improvements located thereon.

**Parcel 9**

Lot 4, in Block 3, in the Town of Log Lane Village, a subdivision of the SE1/4NE1/4 and NE1/4SE1/4 of Sec. 35, T4N-R58W of the 6<sup>th</sup> P.M. according to the special file #1648.

With all improvements located thereon.

**Parcel 10**

Lots 9 & 10 in Block 2 in Fourth Addition to the Town of Brush, Colorado, according to the recorded plat thereof.

With all improvements located thereon.



**COLORADO**  
Department of Revenue  
Division of Motor Vehicles



Address:  
Dealer Registrations  
1881 Pierce St  
Lakewood CO 80214

February 01, 2023

Letter: L0094008343



SUSAN RICKETTS  
26944 COUNTY ROAD T  
BRUSH CO 80723-9675

## TAX AND FEE RECEIPT

L0094008343

Vehicle Id	Transaction Date	Credits
1EA1G3028V4070495	01-Feb-2023	0.00
Registered Owner SUSAN RICKETTS		

## COLORADO VEHICLE REGISTRATION

L0094008343

Vehicle Type	Vehicle Id	Plate	Tab	Expire		
Trailer	1EA1G3028V4070495	4951331		03/31/2023		
Year Make Model		Fuel Type		Body Style		
1997 TRLR				TC		
Color	Length x Width	GVW	GVWR	GVW HIGH	Bus Type	Title Number
WHITE	30 x 8					Not Issued
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier	Miles	Emission Expire
Registered Owner				Dual Registration Type		
SUSAN RICKETTS						
				Dual Id	Dual Expire	

Dealer

01-Feb-2023



THIEVES HAVE BEEN KNOWN TO USE THE ADDRESS FROM A REGISTRATION CARD TO STEAL FROM THE VEHICLE'S OWNER. FOR ADDED SECURITY, YOU ARE ENCOURAGED TO KEEP ONLY THIS REGISTRATION CARD IN YOUR VEHICLE. IT DOES NOT CONTAIN YOUR ADDRESS.

## COLORADO VEHICLE REGISTRATION

L0094008343

Vehicle Type	Vehicle Id	Plate	Tab	Expire		
Trailer	1EA1G3028V4070495	4951331		03/31/2023		
Year Make Model		Fuel Type		Body Style		
1997 TRLR				TC		
Color	Length x Width	GVW	GVWR	GVW HIGH	Bus Type	Title Number
WHITE	30 x 8					Not Issued
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier	Miles	Emission Expire
Registered Owner/Address				Dual Registration Type		
SUSAN RICKETTS						
26944 COUNTY ROAD T				Dual Id		
BRUSH CO 80723-9675				Dual Expire		

Dealer

01-Feb-2023



Total Fees

0.00



TEMPORARY COLORADO Registration

4951331

MAR

MONTH

31

DAY

2023

YEAR

1EA1G3028V4070495

COLOR

WHITE

1997

MAKE

TRLR

BODY

TRAILER COACH

UTILITIES / ACCESS

Septic

Water

Electric

# Open Records Request Form

Submit to:  
NCHD Custodian of Records  
700 Columbine St.  
Sterling, CO 80751  
Fax: 970 522-1412  
Phone: 970 522-3741 x1257



**REQUEST INFORMATION:** Please print or type the following information as neatly as possible:

Name of Requesting Party: Guy Thompson Date of Request: 11-14-22  
Organization: 18963 CR 27 & 26944 CRT  
Address: ↑ Phone number: 970-380 2018

Request (please be as specific as possible): PLEASE SEND ME PROOF OF  
SEPTIC & LEACH SYSTEMS & PROOF OF WATER

**Additional information is required for the items listed below:**

<u>WATER</u>	<u>OWS/SEPTIC</u>	<u>Food Service</u>
Water supply address: _____	Current owners: <u>Guy &amp; Doug Thompson</u>	Facility Name: _____
Approximate date sample(s) taken: _____	Previous owners: _____	Facility Address: _____
Person/Agency submitting sample: _____	Street address of system: _____	
	Legal Description Range: _____	
	Township: _____ Section: _____	

**DELIVERY PREFERENCE:** Mark all that apply, e-mail is preferred to keep costs minimal.

☐ Photocopy\*    ☐ CD/DVD\*    ☒ E-mail (address \_\_\_\_\_)  
☐ U.S. Mail\*    ☐ Other: \_\_\_\_\_

Pursuant to NCHD's Open Records Request Policy, NCHD will notify you if your request is not specific enough, or if any additional releases are required for the information requested. Fees for records vary depending on the method of delivery and the time involved, all of which is outlined in NCHD's Open Records Request Policy, available online at [www.nchd.org](http://www.nchd.org), or in any NCHD office. NCHD will provide a cost estimate for copy charges and data compilation fees upon request, and at the sole and exclusive discretion of NCHD, may require you to pay all or a portion of said charges and fees in advance, prior to compiling the information. NCHD will hold the delivery of any requested documents from a requesting party who has failed to pay fees and charges from a previous request, until such time said fees and charges have been paid.

\*Fee applicable, see NCHD's Open Records Request Policy for details.

## Health Department Use Only

Date Request Received \_\_\_\_\_ Date Request Forwarded \_\_\_\_\_ Date Request Delivered \_\_\_\_\_

☐ Records Found    ☐ No Records Found

Comments: \_\_\_\_\_

Description of Fees (if any): \_\_\_\_\_

Signature: \_\_\_\_\_ TOTAL \$ \_\_\_\_\_



Permit No. M02-030

BUILDING PERMIT No. \_\_\_\_\_

NORTHEAST COLORADO HEALTH DEPARTMENT  
PERMIT  
TO INSTALL, ALTER, REPAIR OR MODIFY AN  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Guy Thompson

Date 4/17/02

Address of Property 26944 MCR T  
(valid at this address)

Phone 768-4897

From information submitted on the application and data from the site evaluation form, the following installation specifications are agreed upon between the applicant and the Northeast Colorado Health Department and shall be located and installed as proposed and accepted in the plot plan drawing.

Septic Tank 1000 gallons Type of Absorption Trench # of Infiltrators 20 # of trenches 2

In addition, this permit is subject to the following terms and condition, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: \_\_\_\_\_

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

Bill Helms Date 4/17/02  
Northeast Colorado Health Department Representative

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD); or when authorized by NCHD, the System Contractor or Engineer may certify installation of the system as set forth in the permit conditions.

Final Inspection Approval Bill Helms Date 4/25/02  
NCHD Representative

Certification Authorized by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
NCHD Representative

Certification of Installation by:

\_\_\_\_\_  
Systems Contractors/Engineer License Number \_\_\_\_\_

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issuance of a local occupancy permit pursuant to CRS 1973. 25-10-111 (2).

0N0001078

NORTHEAST COLORADO HEALTH DEPARTMENT

700 Columbine Street  
Sterling, CO 80751  
Phone: 970/522-3741

340 Birch  
Wray, CO 80758  
Phone: 970/332-4422

228 West Railroad Avenue  
Fort Morgan, CO 80701  
Phone: 970/867-4918

www.nchd.org

APPLICATION FOR A PERMIT TO INSTALL OR REPAIR  
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM  
(please print or type)

Owner Guy D Thompson  
Current Address 214 Claver St.  
City Bruce State CO. County Morgan Zip 80723  
Phone (970) 768-4897  
Address of Proposed System 26944 MCR T  
City Bruce (county) State CO. County Morgan Zip 80723  
Subdivision: Lot \_\_\_\_\_ Block \_\_\_\_\_ Filing \_\_\_\_\_  
Legal Description of Property: Points \_\_\_\_\_ Section 33 Township 4N Range 56W  
Size of Property in acres 1.000  
Type of Building: Residence: ☒ \_\_\_\_\_ Number of bedrooms 2  
Other: \_\_\_\_\_ Number of workers \_\_\_\_\_  
New building: ☒ Yes ☐ No Replacement of existing septic tank or leach field: Yes ☐ No ☒  
Basement Plumbing: Yes ☐ No ☒  
Type of Water Supply: ☒ Public System ☐ Private Well

Applicant certifies all information to be true and correct to the best their knowledge.

Owner's Signature or Agent with  
Written Permission to Sign for Owner \_\_\_\_\_

Date 3-26-02

FOR OFFICE ONLY

Application Number M02-030  
New System ☒ \_\_\_\_\_  
Repair System \_\_\_\_\_

Fee 325<sup>00</sup>  
Received by B.H.  
Date 3/26/02

f:\office\wp60\rob\isds\apply

APPLICATION FOR A PERMIT TO INSTALL, ALTER, REPAIR  
OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

APP. NO. M-95-026  
NEW  
REPAIR X  
Bldg. Permit X

NORTHEAST COLORADO HEALTH  
DEPARTMENT

APP. FEE 75  
SITE EVAL. FEE 75  
RECD BY DA  
DATE 4-10-95

\*\*Fees are non refundable and  
not transferable\*\*

Owner Doug Thompson Address 914 Platten St. Broomfield Phone 812 2312  
Address of proposed system 018 963 Co. RD. 27 BR  
Legal description of Property Pt NE 1/4 S. 33 T. 4 R. #56  
Subdivision Lot \_\_\_\_\_ Block \_\_\_\_\_ Filing \_\_\_\_\_  
Type of Building by Use HOUSE No. of Bedrooms 2  
Automatic Washer? Yes No Garbage Disposal? Yes No  
No. of Bathrooms? 1 Basement Plumbing No  
Type of Water Supply Community Non-community or Private  
Type of Sewage Disposal System Requested sewerfield  
Size of Property 10.130 in acres.  
Geological Reports when Required by Department. N/A  
Such additional information as required by the Department. N/A

Applicant acknowledges that the completeness of this application is conditional upon further mandatory and additional tests and reports as may be required by the Northeast Colorado Health Department to be made and furnished by the applicant or by the Northeast Colorado health Department for purposes of the evaluation of the application; and the issuance of the permit is subject to such terms and conditions as deemed necessary to insure compliance with rules and regulations adopted under Article 10, Title 25, CRS 1973, as amended. The applicant certifies that all statements made, information and reports submitted herewith and required to be submitted by the applicant are, or will be, represented to be true and correct to the best of my knowledge and belief, and are designed to be relied on by the Northeast Colorado Health Department in evaluating the same for purposes of issuing the permit applied for herein. I further understand that any falsification or misrepresentation may result in the denial of the application or revocation of any permit granted based upon said application and in legal action for perjury as provided by law.

Owners Signature or Agent  
with Written Permission to  
Sign for the Owner [Signature]

Date 4-10-95

APP. NO. M-95-026

Page 2 of 2

NORTHEAST COLORADO HEALTH DEPARTMENT (NCHD)  
 SITE EVALUATION FOR INSTALLATION OF AN  
 INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Doug ThompsonSite evaluation to be performed by NCHD X P.E. \_\_\_\_\_

PERC TEST DATA

START TIME \_\_\_\_\_

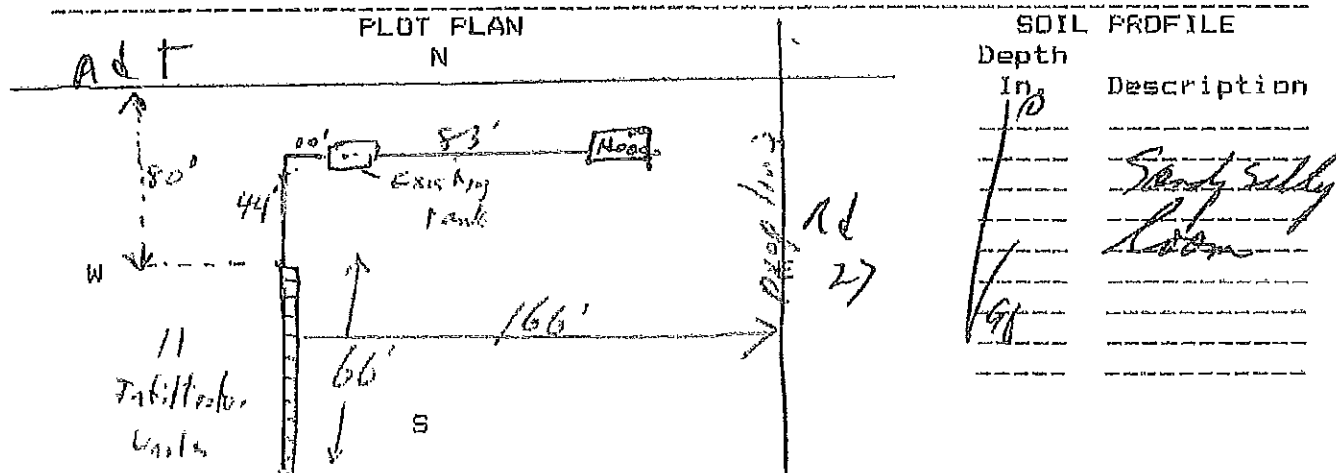
HOLE NO	HOLE DEPTH	H2O REMAIN	IN	MIN	MIN	MIN	MIN	MIN	MIN	MIN	IN
1	33	22'	22'	25'	26'	28'				4	0.133
2	36	22'	24'	26'	28'	29'	30'			4	0.133
3	34	22'	24'	25'	26'	27'				3	0.104

all measurements in inches

\*added H2O

TOTAL 10' 0.37 = 0.123AVERAGE RATE 8.4 10 in/hrDate 4-25-95

NCHD P.E. Signature/Title



From information supplied and data from soils testing section, the following minimum installation specifications are required:

Septic Tank Existing gallons Trench System 330 Sq. Ft. 198 Trenches = 11 units  
 Bed System 432 Sq. Ft. Other \_\_\_\_\_  
258 10 in/hr 15 units

Proposed Plot Plan and Sewage Disposal System:

Septic Tank Existing gallons Trench System 198 Sq. Ft.  
 Bed System \_\_\_\_\_ Sq. Ft. Other 11 Trenches

System Contractor Name \_\_\_\_\_

Lic. # \_\_\_\_\_

Plot Plan and Proposed

System Accepted by NCHD \_\_\_\_\_

signature

See Reverse Side for Instructions.

Permit No. M-95-026

NORTHEAST COLORADO HEALTH DEPARTMENT  
PERMIT  
TO INSTALL, ALTER, REPAIR OR MODIFY AN  
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Owner Doug Thompson Date 4-25-95  
Address of Property 18963 Rd 27 Brush Phone 842-2312  
(valid at this address only)

From information submitted on the application and data from site evaluation form, the following installation specifications are agreed upon between the applicant and the Northeast Colorado Health Department and shall be located and installed as proposed and accepted in the plot plan drawing.

Septic Tank Existing gallons Type of Absorption system trench Sq.Ft. 198

In addition, this permit is subject to the following terms and conditions, (1) maximum depth to the bottom of the excavated trench is 36 inches for leach system: 11.5 cubic ft. units

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Northeast Colorado Health Department for reasons set forth in the Northeast Colorado Health Department Individual Sewage Disposal System Regulations, including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

David Hemmick Date 4-25-95  
Northeast Colorado Health Department Rep.

This permit is not transferable and shall become void if system construction has not commenced within one year of its issuance. Before issuing final approval of this permit, the Northeast Colorado Health Department reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Northeast Colorado Health Department (NCHD) or when authorized by NCHD, the Systems Contractor or Engineer may certify installation of the system as set forth in the permit conditions.

Final Inspection Approval David Hemmick Date 5-1-95  
NCHD Representative

Certification Authorized by \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
NCHD Representative

Certification of Installation by:

\_\_\_\_\_  
Systems Contractor/Engineer License No. \_\_\_\_\_

The issuance of this permit does not imply compliance with other state, county, or local regulatory or building requirements, nor shall it act to certify that the subject system will operate in compliance with applicable state, county, and local regulations adopted pursuant to Article 10, Title 25, CRS 1973, as amended, except for the purpose of establishing final approval of an installed system for issuance of a

## LUMINACE FOR SERVICE

NAME Richard P. Thompson

BILL TO

#1429

ADDRESS 214 Clayton Street

Brush

PHONE 842-2312

PHONE

The undersigned requests service and contracts for service with MORGAN COUNTY QUALITY WATER DISTRICT as follows:

## A. Base Tap Fee and Charge

SIZE	COST	BASE NUMBER
<input checked="" type="checkbox"/> 3/4" x 5/8"	\$ 1,500	1
<input type="checkbox"/> 3/4"	2,250	2
<input type="checkbox"/> 1"	4,500	4
<input type="checkbox"/> 1 1/2"	11,500 (must be approved by Board)	9
<input type="checkbox"/> 2"	23,000 (must be approved by Board)	

The above base tap fee and charge includes installation of meter pit, meter and one service line not to exceed 100 feet in length.

B. Additional charges: A surcharge of \$500 will be assessed in addition to the tap fee for additional taps in excess of base. Any additions to furnish service other than those included in "A" will be charged to the undersigned at actual cost plus 10%.

C. All base charges and additional charges shall be payable by the undersigned upon approval and billing by the District prior to construction.

The Owner upon the execution hereof shall pay and deposit with the District the sum of \$50.00 as the fee for processing this application which is non-refundable. However, it will be credited to all charges hereunder upon approval of this application by the Board.

That the undersigned is the Owner of the following described real estate and the legal description (within a one hundred sixty acre tract) upon which tap location or dwelling are situated as follows: 15 acres m/l in the NE 1/4 NE 1/4, Sec. 33, Twp 4 N, R 56 W 18963 Road 27

That in consideration for the District furnishing said service, the undersigned further agrees as follows:

1) The undersigned hereby grants unto the MORGAN COUNTY QUALITY WATER DISTRICT, a right of way and easement over and across the lands of the undersigned within said district for the purpose of construction, maintenance and repair of a pipeline for distribution and service of said quality water to the land of the undersigned and others within said district. Where necessary, the undersigned shall furnish for District any other required easements.

2) That the undersigned agrees to transfer to the MORGAN COUNTY QUALITY WATER DISTRICT, upon the request of said district, water or water rights presently existing upon the above described premises of a quantity and type equal to the quantity and type of service furnished to said premises by said district as determined by the amount of the meter reading.

3) That the undersigned will comply with the rules and regulations as from time to time are promulgated by the directors of the MORGAN COUNTY QUALITY WATER DISTRICT.

4) The undersigned agrees to continually accept and pay for water service under this contract for a period of four years from the date hereof. In the event of a violation of the undersigned's agreement to accept and pay for said services for said period of time, the undersigned agrees to pay unto the District the sum of \$500 as liquidated damages for said violation plus reasonable attorneys' fees of the District in the event any action is necessary for the collection thereof.

5) The District does not guarantee pressure in excess of twenty-five pounds per square inch for customer use at the main line.

6) This agreement and contract may not be transferred or assigned without the written approval of the District.

This agreement is binding upon the heirs, legal representatives and assigns of the undersigned, provided, however, this contract is not binding upon the District until approved by the Board of Directors of the District.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the 1st day of April, A.D., 1924.

APPROVED:

MORGAN COUNTY QUALITY WATER DISTRICT

By Richard P. Thompson

OWNER/APPLICANT



**Morgan County Quality Water District**

17586 CR.20.

PO Box 1218

Fort Morgan CO 80701

(970) 867-3054

**Douglas F. Thompson**

214 Clayton Street

Brush CO 80723-2104

SERVICE ADDRESS	
18963 ROAD 27	
DUE DATE:	TOTAL AMOUNT DUE
12/10/22:	

Service from	Service to	Account Number	Service Address	
10/24/22		2096.00	18963 ROAD 27	
METER READINGS			DESCRIPTION	AMOUNT
Previous	Current	Total Consumption	PREVIOUS BALANCE PAYMENTS ADJUSTMENTS	64.60
4073	0			54.60 OR
				.00
				PAY THIS AMOUNT
				.00

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

**Morgan County Quality Water District**

17586 CR.20

PO Box 1218

Fort Morgan CO 80701

(970) 867-3054

2096.00

Douglas F. Thompson.

214 Clayton Street.

Brush CO 80723-2104

ACCOUNT #	2096.00
DUE DATE	12/10/22
AMOUNT DUE	
AMOUNT PAID	

SERVICE ADDRESS:  
18963 ROAD 27

**MORGAN COUNTY QUALITY WATER**

P.O. BOX 1218  
FORT MORGAN, CO 80701  
(970)867-3054

*pd 10/31/22 CR 10/15/21*  
[www.mcqwd.org](http://www.mcqwd.org)

PRESORTED  
FIRST-CLASS MAIL  
US POSTAGE PAID  
Permit #19  
Fort Morgan CO 80701

SRVC	PRESENT RDC	PREVIOUS RDC	USED	AMOUNT
PB WAT	4,073	4,061	12,000	54.60

Happy Thanksgiving You can now view your  
invoice on-line. Please go to our web-site,  
[www.mcqwd.org](http://www.mcqwd.org)

ACCOUNT #	ROUTE
2896.00	4
SERVICE FROM	SERVICE TO
09/26/2022	10/24/2022
DATE BILL MAILED	DAYS USED
10/27/2022	28
DUE DATE	NOW DUE
11/10/2022	54.60
RETURN SERVICE REQUESTED	REMIT AFTER DUE DATE
	55.42

**MORGAN COUNTY QUALITY WATER**

P.O. BOX 1218  
FORT MORGAN, CO 80701  
(970)867-3054

[www.mcqwd.org](http://www.mcqwd.org)

PRESORTED  
FIRST-CLASS MAIL  
US POSTAGE PAID  
Permit #19  
Fort Morgan CO 80701

SRVC	PRESENT RDC	PREVIOUS RDC	USED	AMOUNT
PB WAT	4,081	4,055	6,000	40.38

*pd 10/31/22 CR 10/4/21*  
Happy Fall. You can view or pay your bill at  
[www.mcqwd.org](http://www.mcqwd.org)

ACCOUNT #	ROUTE
2896.00	4
SERVICE FROM	SERVICE TO
09/26/2022	09/26/2022
DATE BILL MAILED	DAYS USED
09/30/2022	32
DUE DATE	NOW DUE
10/10/2022	40.38
RETURN SERVICE REQUESTED	REMIT AFTER DUE DATE
	40.38

RESPONSIBLE BY NATURE®

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<b>SERVICE ADDRESS</b> MICHAEL H RICKETTS 26844 COUNTY ROAD T BRUSH, CO 80723-9675	<b>ACCOUNT NUMBER</b>		<b>DUE DATE</b>
	53-0011112683-6		02/09/2023
	<b>STATEMENT NUMBER</b>	<b>STATEMENT DATE</b>	<b>AMOUNT DUE</b>
	012960809	01/20/2023	\$9,532.84

Month	Precipitation (mm)
J	~85
F	~95
M	~100
A	~75
M	~65
J	~55
J	~70
A	~65
S	~65
O	~75
N	~65
D	~85
J	~85

**QUESTIONS ABOUT YOUR BILL?**

Email us at: [Customerservice@xcelenergy.com](mailto:Customerservice@xcelenergy.com)

EAU CLAIRE WI 54702-0008



### SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

**ACCOUNT BALANCE** *(Balance de su cuenta)*

Previous Balance	As of 12/16	\$3,234.54
Payment Received	Pay Station 01/09	<u>-\$100.00</u>
Balance Forward		<b>\$3,134.54</b>
Current Charges		\$398.30
<b>Amount Due</b> <i>(Cantidad a pagar)</i>		<b>\$3,532.84</b>

Save energy and money this winter. Higher wholesale natural gas prices continue to affect energy bills across the nation. We're here to help with some easy steps to conserve so you stay comfortable while saving on your bill. Learn more at [xcelenergy.com/NaturalGasUpdates](http://xcelenergy.com/NaturalGasUpdates).

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-895-4999 to confirm the status of your account.

Thank you for your payment.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



MICHAEL H RICKETTS  
26844 COUNTY ROAD T  
BRUSH CO 80723-8675

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0011112683-6	02/03/2023	\$3,532.84	

Please see the back of this bill for more information  
regarding the late payment charge.  
Make your check payable to XCEL ENERGY

FEBRUARY						
S	M	T	W	T	F	S
			1	2	3	4
8	9	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

XCEL ENERGY  
P.O. BOX 9477  
MPLS MN 55484-9477



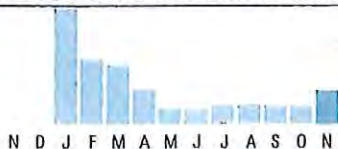
PUBLIC SERVICE COMPANY OF COLORADO

Page 1 of 1

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
STEVEN RICKETTS 18963 COUNTY ROAD 27 BRUSH, CO 80723-9741	53-0013754300-6	12/05/2022
	STATEMENT NUMBER	STATEMENT DATE
	804544405	11/14/2022
		AMOUNT DUE
		<b>\$871.24</b>

**Your Account is Overdue - Please Pay Immediately**

#### YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	47° F	44° F
Electricity kWh	42.8	69.2
Electricity Cost	\$5.34	\$9.53

#### QUESTIONS ABOUT YOUR BILL?

See our website: [xcelenergy.com](http://xcelenergy.com)  
 Email us at: [Customerservice@xcelenergy.com](mailto:Customerservice@xcelenergy.com)  
 Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.  
 Please Call: 1-800-895-4999  
 Hearing Impaired: 1-800-895-4949  
 Español: 1-800-687-8778  
 Or write us at: XCEL ENERGY  
 PO BOX 8  
 EAU CLAIRE WI 54702-0008



#### SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	10/17/22 - 11/14/22	1938 kWh	\$266.84
Non-Recurring Charges / Credits			\$5.89
<b>Current Charges</b>			<b>\$272.73</b>

#### ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 10/17	\$648.51
Payment Received	Credit Card 11/04	-\$50.00 <b>CR</b>
Balance Forward		<b>\$598.51</b>
Current Charges		\$272.73
<b>Amount Due (Cantidad a pagar)</b>		<b>\$871.24</b>

#### INFORMATION ABOUT YOUR BILL

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-895-4999 to confirm the status of your account.

Thank you for your payment.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS.



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



STEVEN RICKETTS  
 18963 COUNTY ROAD 27  
 BRUSH CO 80723-9741

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013754300-6	12/05/2022	<b>\$871.24</b>	

Please see the back of this bill for more information regarding the late payment charge.  
 Make your check payable to XCEL ENERGY

DECEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



XCEL ENERGY  
 P.O. BOX 9477  
 MPLS MN 55484-9477



32 53120522 00137543006 0000002727300000087124

TECHNICAL

Tax Account Statement

Application Fee Receipt

# Morgan County Treasurer

## Statement of Taxes Due

Account Number R004566  
Assessed To

Parcel 103733000001  
THOMPSON, DOUGLAS F REVOCABLE TRUST &  
THOMPSON, GUY LIVING TRUST  
214 CLAYTON ST  
BRUSH, CO 80723

Legal Description				Situs Address	
S: 33 T: 4 R: 56 PARC NE1/4NE1/4 417FT X 1143FT B623 P515				18963 CO RD 27	
Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$955.60	\$0.00	\$0.00	(\$955.60)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/11/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 220 - 220 - RE 2J

Authority	Mill Levy	Amount	Values	Actual	Assessed
COUNTY GENERAL FUND	19.4830000	\$201.46	SINGLE FAMILY - LAND	\$78,860	\$5,480
ROAD AND BRIDGE FUND	7.5000000	\$77.55			
SOCIAL SERVICES FUND	2.0000000	\$20.68	SINGLE FAMILY - IMPS	\$69,900	\$4,860
BRUSH RURAL FIRE DIST	3.5130000	\$36.32			
E MORGAN COUNTY HOSPITAL	4.5000000	\$46.53	Total	\$148,760	\$10,340
E MORGAN COUNTY LIBRARY	3.5000000	\$36.19			
LOWER S PLATTE WATER CD	1.0000000	\$10.34			
MORGAN CO QUALITY WATER	0.8240000	\$8.52			
NORTHERN COLO WATER CD	1.0000000	\$10.34			
RE 2-J BRUSH GENERAL FD	27.0400000	\$279.59			
RE 2-J BRUSH M/L OVRD	9.3120000	\$96.28			
RE 2-J BRUSH BOND RED	12.7470000	\$131.80			
Taxes Billed 2022	92.4190000	\$955.60			

\*\*\*\*\*TAX LIEN SALE REDEMPTIONS MUST BE PAID BY CASH OR CASHIER'S CHECK\*\*\*\*\*

Special taxing districts and the boundaries of such districts may be on file with the County Commissioners, County Clerk, or County Assessor. Unless specifically mentioned, this statement 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 manufactured homes.

ROBERT A SAGEL, MORGAN COUNTY TREASURER  
231 Ensign St, PO Box 593, Fort Morgan, CO 80701  
Phone: 970-542-3518, Fax: 970-542-3520, Email: esale@co.morgan.co.us  
Website: morgancounty.colorado.gov



# RECEIPT

## Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



SU2023-0008 | Special Use Permit

Receipt Number: 543777

February 15, 2023

**Payment Amount:** \$650.00

Transaction Method	Payer	Cashier	Reference Number
Check	Guy Thompson	Jenafer Santos	4426

### Comments

### Assessed Fee Items

Fee Items being paid by this payment

Date	Fee Item	Account Code	Assessed	Amount Paid	Balance Due
J2/15/23	Special Use - Full Review		\$650.00	\$650.00	\$0.00
<b>Totals:</b>			\$650.00	\$650.00	
			<b>Previous Payments</b>		\$0.00
			<b>Remaining Balance Due</b>		\$0.00

### Permit Info

Property Address	Property Owner	Property Owner Address	Valuation
18963 CO RD 27 BRUSH, CO 80701	THOMPSON, DOUGLAS F REVOCABLE TRUST & THOMPSON, GUY LIVING TRUST	214 CLAYTON ST BRUSH, CO 80723	

### Description of Work

Amending previous special use done in 2000 to allow for the entire property to be used as rental property

## REFERRALS & RESPONSES

Referral Letter

Referral Responses

Landowner Letter

Landowner Letter Responses

Notifications

Public Comments or Concerns

Sign Posting Pictures & Affidavit



## MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

### TO REFERRAL AGENCIES:

Brush Fire Department  
CDPHE  
Century Link  
Division of Wildlife  
Kinder Morgan, Inc.  
Morgan County Assessor  
Morgan County Communications Center

Morgan County Emergency Mgmt.  
Morgan County Quality Water  
Morgan County Road & Bridge  
Morgan County Rural Electric Assoc.  
Morgan County Sheriff Dept.  
Northeast Colorado Health Dept.  
Xcel Energy

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Technician  
231 Ensign St, PO Box 596, Fort Morgan, CO 80701  
970-542-3526 / 970-542-3509 fax / [cbrindisi@co.morgan.co.us](mailto:cbrindisi@co.morgan.co.us)  
DATE: March 23, 2023  
RE: Amended Use by Special Review Application – see attached site map

The following Application for an Amended Use by Special Review has been submitted to Morgan County. Please review and provide any comments you may have. The application will be heard by the Planning Commission at a **public hearing Monday, April 17, 2023 at 7:00 P.M.** in the assembly room, 231 Ensign St. Fort Morgan CO.

### **Applicant and Landowner: Guy Thompson**

**Legal Description:** A part of the NE¼ NE¼ of Section 33, Township 4 North, Range 56 West of the 6<sup>th</sup> PM, Morgan County, Colorado. Also known as 18963 Co Rd 27, Brush, Colorado 80723.

**Request:** The landowner is requesting an amendment to the approved Special Use Permit granted by Resolution 2000 BCC 20 allowing the placement of a second owner occupied residence along with the rental of the original home on the property. The landowner is requesting to use the second residence as a rental. See attached site map

Please offer any comments or concerns you may have about these applications within 14 days of the date of this letter. You also may review the file at our office located at 231 Ensign Street, Fort Morgan, Colorado 80701. Do not hesitate to contact me at any time if you have questions. Thank you.

Sincerely,

*Cheryl Brindisi*

Morgan County Planning & Zoning Technician





Cheryl Brindisi <cbrindisi@co.morgan.co.us>

---

## Amended Special Use application

---

**Kent Pflager** <kpflager@mcqwd.org>

Thu, Mar 23, 2023 at 10:15 AM

To: Cheryl Brindisi <cbrindisi@co.morgan.co.us>

The Thompsons own a tap with a surcharge. According to District Policy they would be allowed to serve 2 residences on the property therefore we would have no objections to the application.

Thanks

Kent A Pflager

General Manager

Morgan County Quality Water District

P.O. Box 1218 17586 MCR 20

Fort Morgan, CO 80701

Phone: 970-867-3054

Fax: 970-867-3055

Cell: 970-768-7759

Email: [kpflager@mcqwd.org](mailto:kpflager@mcqwd.org)

[Quoted text hidden]



**MORGAN COUNTY  
PLANNING AND BUILDING DEPARTMENT**

March 23, 2023

Re: Guy Thompson

Dear Neighboring Landowners:

Guy Thompson as applicant and landowner has submitted an application to our office for a Use by Special Review Permit.

**Legal Description:** A parcel of land located in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 33, Township 4 North, Range 56 West of the 6<sup>th</sup> PM, Morgan County, Colorado. Also known as 18963 Co Rd 27, Brush, CO 80723.

The landowner is requesting an amendment to the approved Special Use Permit granted by Resolution 2000 BCC 20 allowing the placement of a second owner occupied residence along with the rental of the original home on the property. The landowner is requesting to use the second residence as a rental . See attached site map.

This application is scheduled to be heard by the Planning Commission on **Monday, April 17, 2023 at 7:00 p.m.** to be held in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level) Fort Morgan, Colorado. Landowners within  $\frac{1}{4}$  mile of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office, 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970)542-3526 or stop by our office prior to the hearing. You may attend the public hearing and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **noon on April 6, 2023.**

Sincerely,

*Nicole Hay*

Nicole Hay, Planning Administrator



THOMPSON, DOUGLAS F REVOCABLE TRUST &  
THOMPSON, GUY LIVING TRUST  
214 CLAYTON ST  
BRUSH, CO 80723

SAMPLES FAMILY TRUST  
19076 CO RD 27  
BRUSH, CO 80723

SPUR CREEK LAND & INVESTMENTS LLC  
10983 HWY 6  
MERINO, CO 80741

LEY, MARTIN M  
P O BOX 235  
BRUSH, CO 80723

MARBLE FAMILY TRUST  
2750 W RIVERWALK CIRCLE - UNIT D  
LITTLETON, CO 80123

VASSIL, WILLIAM P &  
SOUTH FEDERAL PARTNERSHIP LLP  
2429 S CHASE LN  
LAKEWOOD, CO 802273902

MORTENSEN, BRADLEY & CRISTI  
26487 CO RD T  
BRUSH, CO 80723

TORMOHLEN FAMILY LIVING TRUST  
27031 CO RD T  
BRUSH, CO 80723

LEY, RYAN TODD & JAIME MARIE  
19100 CO RD 27  
BRUSH, CO 80723

MOUNTAIN TOWER & LAND LLC  
1224 W PLATTE AVE  
FORT MORGAN, CO 80701



4-5-23

Morgan County Planning & Building Dept.  
231 Ensign St. PO Box 596  
Ft Morgan, CO 80701

Re: Guy Thompson  
Use by Special Review Permit

With regards to the property in question, I have the following concerns.

- 1) There are already two trailers with people living in them, in addition to the house.
- 2) For most of 2022 there were three occupied trailers on the property.
- 3) So, Is he asking to add a third trailer into the mix or he asking to reduce to one trailer?
- 4) Are all three trailer's emptying into the one septic system?
- 5) Has the health department permitted the septic system?
- 6) Will some of the junk be removed and the weeds mowed?

I will not be able to attend the hearing on Monday April 17, as I will be working. Thanks for letting me voice my concerns.

John A. Samples  
19076 Rd 27  
Brush, CO 80723



**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S REVIEW OF  
A LAND USE APPLICATION**

Notice is hereby given that on Monday, April 17, 2023 at 7:00 p.m., or as soon as possible thereafter, a public hearing will be held to consider the following application:

- 1.) **Applicant:** Guy Thompson  
**Landowner:** Guy Thompson Living Trust and Douglas F. Thompson Revocable Trust  
**Legal Description:** Parcel in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, Township 4 North, Range 56 West of the 6<sup>th</sup> P.M., Morgan County, Colorado, aka 18963 Co Rd 27, Brush, Colorado 80723  
**Request:** Amended Use by Special Review Permit to use second residence as a rental.  
**Date of Application:** February 1, 2023.

**THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.**

To participate remotely you may connect via Zoom at:

<https://us02web.zoom.us/j/88220681675>

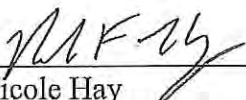
Or Telephone:

Dial:

US: +1 719 359 4580

Webinar ID: 882 2068 1675

The applications and all materials are available for inspection at the Planning Administrator's Office, 231 Ensign Street, basement, Fort Morgan, Colorado, during regular office hours. At the time of hearing, opportunity will be given for the presentation of evidence in support of or in opposition to the application.

  
\_\_\_\_\_  
Nicole Hay  
Morgan County Planning Administrator

Published: April 1, 2023

**NOTICE OF MORGAN COUNTY PLANNING COMMISSION'S  
REVIEW OF TWO LAND USE APPLICATIONS**

Notice is hereby given that on Monday, April 17, 2023 at 7:00 p. m., or as soon as possible thereafter, a public hearing will be held to consider the following applications:

1.) Applicant: Guy Thompson  
Landowner: Guy Thompson Living Trust and Douglas F. Thompson Revocable Trust  
Legal Description: Parcel in the NE1/4NE1/4 of Section 33, Township 4 North, Range 56 West of the 6th P.M., Morgan County, Colorado, aka 18963 Co Rd 27, Brush, Colorado 80723  
Request: Amended Use by Special Review Permit to use second residence as a rental.  
Date of Application: February 1, 2023.

2.) Applicant: Gerald Lyne/Richard Ferguson  
Landowner: Public Service Company of CO, Xcel Energy  
Legal Description: A part of the W1/2 of Section 20, Township 3 North, Range 56 West of the 6th PM, Morgan County, Colorado.  
Request: Amended Use by Special Review Permit is to expand the footprint of the east landfill to include the closed Evaporation Pond D.  
Date of Application: March 2, 2023.

**THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.**

To participate remotely you may connect via Zoom at:  
<https://us02web.zoom.us/j/88220681675>

Or Telephone:  
Dial:  
US: +1 719 359 4580  
Webinar ID: 882 2068 1675

The applications and all materials are available for inspection at the Planning Administrator's Office, 231 Ensign Street, basement, Fort Morgan, Colorado, during regular office hours. At the time of hearing, opportunity will be given for the presentation of evidence in support of or in opposition to the application.

/s/Nicole Hay  
Morgan County Planning Administrator

Published: April 1, 2023

Published: Fort Morgan Times April 1, 2023-1965927

**Prairie Mountain Media, LLC**

**PUBLISHER'S AFFIDAVIT**

**County of Morgan  
State of Colorado**

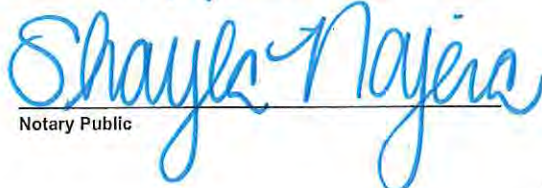
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Fort Morgan Times*.
2. The *Fort Morgan Times* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Morgan County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Fort Morgan Times* in Morgan County on the following date(s):

Apr 1, 2023

  
Signature

Subscribed and sworn to me before me this  
3rd day of April, 2023.

  
Notary Public

(SEAL)

SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES July 31, 2025

Account: 1052763  
Ad Number: 1965927  
Fee: \$46.92

The above sign was posted on (date) 4/5/2023, pursuant to the  
Morgan County Zoning Resolution by (name of applicant) Guy Thompson.

Project name and number: SN2023-0008

Signature of Applicant/Representative. \_\_\_\_\_

STATE OF COLORADO )

) ss. \_\_\_\_\_

COUNTY OF MORGAN )

JENAFER SANTOS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20194036716  
MY COMMISSION EXPIRES 10/03/2023

Signed before me this date: 4/6/2023

My Commission expires: 10/03/2023

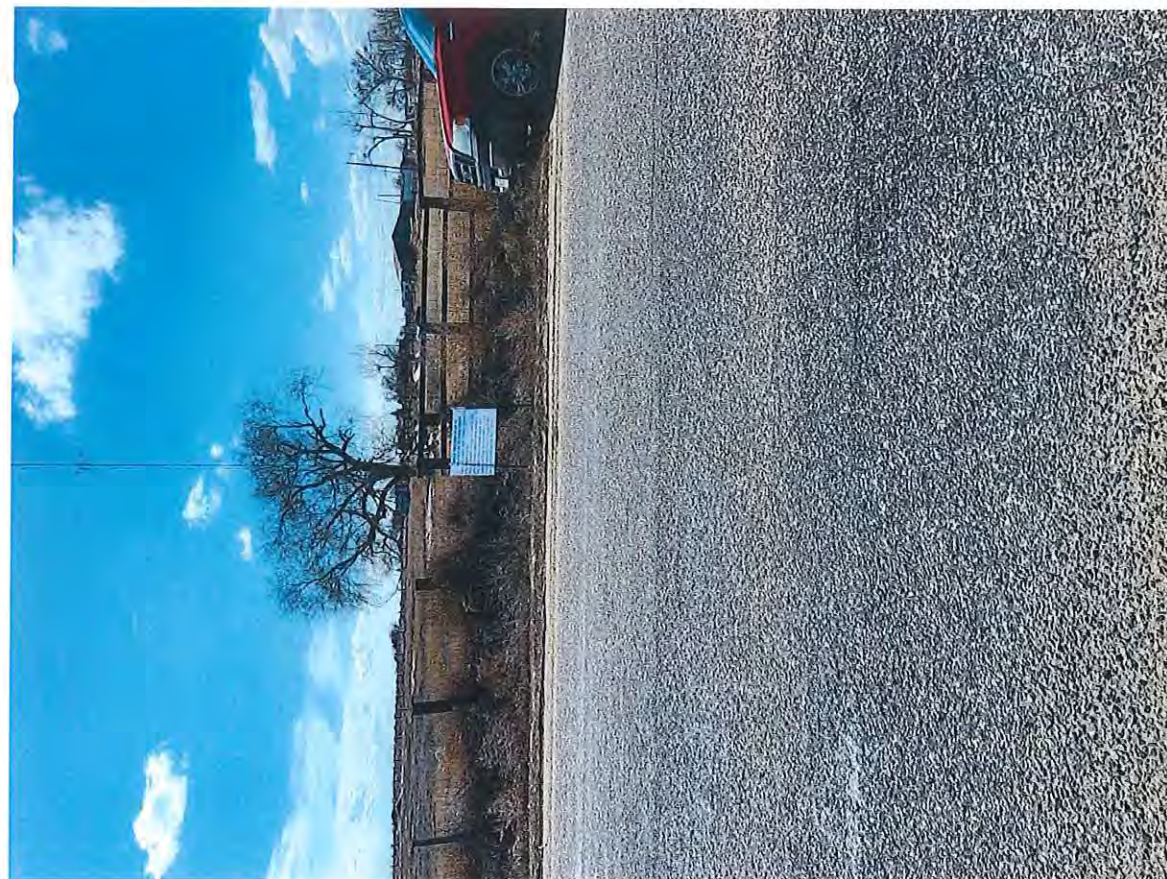
NOTARIZED BY: \_\_\_\_\_

Jenifer Santos











## ADDITIONAL INFORMATION