

1545 Spruce Street Application for Annexation

January 11, 2022

Submitted to: Town of Norwood
1670 Naturita St
P.O. Box 528
Norwood, CO 81423

Applicant: Town of Mountain Village
455 Mountain Village Blvd
Suite A
Mountain Village, CO 81435

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Land Use Application for an Annexation

Applicant: Town of Mountain Village

Property Owner: Town of Mountain Village

Owner's Contact: John Miller, Housing Program Director
Email: housing@mtnvillage.org
Phone: (970) 417-1789

Site Location: 1545 Spruce Street, Norwood Colorado

Site Size: An Annexation Affecting: 37.60 Acres

Land Use District: San Miguel County Zoning: Wrights Mesa
After Annexation: R-1 Residential District

III. Applicable Review Criteria

§ 1.03 Jurisdiction:

All development of land within the corporate limits of the Town of Norwood, and all land outside the corporate limits of the Town of Norwood that the Board of Trustees may be petitioned to include within the corporate limits of the Town, by an extension of said corporate limits, shall conform to the following rules and regulations unless specifically exempted herein or by law.

Response: The property owner and applicant are requesting that the Town Board of Trustees consider the petition to annex this property into the Town. The application involves one parcel currently located in SMC directly south of Town limits. The requested annexation will require a public notice and a public hearing. The application for annexation with the required information is attached as Exhibit A. The subject property information, names and addresses of the Applicant and Owner, the authorized representative, the size, and zoning designation of the subject property, as well as a description of the proposal, type of application, and required signatures are included on the attached forms.

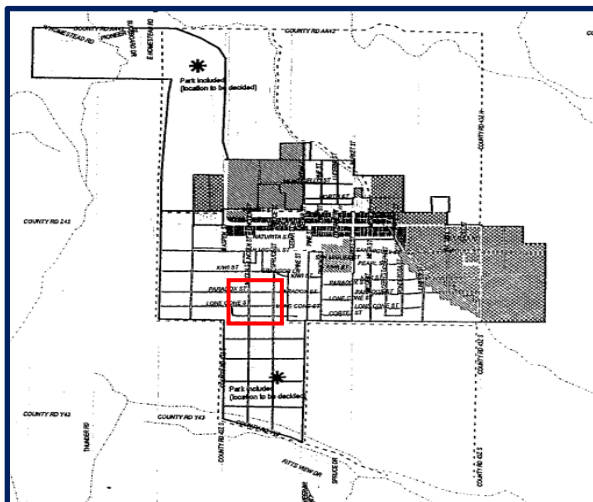
§ 1.04 Consistency with Comprehensive Plan

The plan indicates the general locations recommended for various land uses, transportation routes, public and private buildings, streets, parks and other public and private developments and improvements. Any development is required to comply with Norwood’s Comprehensive Plan.

Responses:

Urban Growth Boundary (UGB) - The Master Plan Boundary, otherwise known as the UGB, is delineated within the Norwood Major Streets and Future Land Use Plan. The goal of the UGB is primarily to identify areas surrounding the Town that are intended to be developed in the future. The intention of this document is to identify property and locations that are better suited to be urbanized with the hope of maintaining rural lands in the future. The subject property is entirely within the UGB and has been identified as a future area for residential growth for the Town. The annexation proposal aligns with the UGB and Future Land Use Map for the Town.

UGB Map:



Response: This map demonstrates the boundary of the UGB, along with the approximate location of the proposed annexation in red. This property would be developed under the R-1 Residential Zone and would be intended to provide a lower density residential buffer between existing residential uses and agricultural lands to the south of the property.

Urbanization and Efficiency of the Land – The Town’s basic urbanization goal is to “preserve Norwood as an uncrowded, compact, affordable community, with "small town" atmosphere, surrounded by agricultural land and open space with land for future businesses and light industry”(pg. 7, Norwood Master Plan). The Plan discusses urban growth problems and specifically states that sprawling development can result in the loss of prime farmland and agricultural character, wildlife habitat, watersheds, and can cause water pollution and health hazards while going on to state that urban densities can accommodate the same population while preserving considerably more land.

“Creating more compact, higher density development is an alternative to urban sprawl. It conserves open space, farm, and ranch land, provides more affordable housing, and offers a higher level of municipal services for lower taxes. This development pattern is more economical and environmentally sustainable.” (Pg 8, Norwood Master Plan)

Given that the property subject to this annexation request has been identified for future residential development within the Future Land Use Map, it appears that this proposal aligns with the general policies of the Master Plan related to efficient use of the land, along with residential development policies such as locating future housing near the existing core of town where transportation and public facilities are best situated to handle increased densities.

Annexations – The Master Plan states that annexation timing is very important as it controls both overall growth in the community as well as the Town’s obligations to provide public services. The Plan also states that “the Town has determined that certain areas are more suitable for annexation at the present time than others and has indicated that existing developed subdivisions adjacent to the Town, and vacant lands that can provide uses or housing mixes not readily available within the Town should be given the highest priority for annexation”. The subject property is within the future land use map and is only partially developed with the majority of the property being vacant lands. The intention of any future development plan would be to provide housing opportunities for community members that are not readily available at this time.

Review of annexations of vacant land shall be based on the following general criteria (pg. 13, Norwood Master Plan):

1. There is a need for additional developable land.

Response: Based on current housing inventory in the Town – there is a need for additional developable land to provide affordable housing opportunities. The size of this property and its location lend itself to a master planned housing community meeting the requirements of the LUC and the Master Plan.

2. There is a need for high priority land uses such as technical education and recreational education and service facilities, as well as recreation (trails), affordable housing and light industrial uses.

Response: There is a need for additional affordable housing developments within the Town. In addition, any future development would provide additional town open space and trail connections to provide benefit of the entire community.

3. The Town and other service entities have the physical and economic capabilities and capacity to provide urban-level services to the site within a reasonable period of time.

Response: The location of this property allows for minimal service extensions. Physical infrastructure such as water and sewer are located directly adjacent to the property, and public services like law enforcement and fire protection will be adequately addressed as part of any future development application. In preliminary discussions with staff and service providers, it appears that this annexation would not impact the ability of the town to provide services. The property was approved for an initial 45 water taps by the Norwood Water Commission, and it has been indicated by Staff that this project could be adequately served by existing water and sewer facilities.

4. The developer has the ability to develop within a reasonable period of time.

Response: The developer in this instance would be the Mountain Village Housing Authority. Although no development proposal has been finalized at this time – the Housing Authority feels strongly that any future development can be accomplished within a reasonable period of time.

5. There is a positive cost benefit analysis of the project.

Response: There will be a positive cost benefit analysis both under the existing land use of the property (one single family home), as well as any future development proposal. The town will see increased revenues from property taxes, water, and sewer tap fees, and building permit fees. Additionally, there will be other positive revenues over time that could be attributed to increased sales tax revenue from both the construction as well as long term occupancy of the homes.

6. The developer of the site has the ability to install all needed services and facilities to the site.

Response: The Mountain Village Housing Authority and future partners will have the ability to install all needed services and facilities in a timely manner.

Land Use Policies – The Town has provided land use policies within its Master Plan with the intent of guiding decision making for future land use applications. Generally speaking, the intent of these policies is to maintain the Town’s sense of small-town character and values while guiding development and working to protect the environment. The Applicant feels that this proposed annexation is in alignment with the residential policies and goals listed in the Master Plan. The location of this project would allow for a walkable community that incorporates affordable housing, trail connections, master planned street connections – and would otherwise provide quality housing in an area designated for future growth. A low-medium density residential area within walking distance of Grand Avenue, will otherwise provide housing stock that could limit the urban sprawl in surrounding county zoned lands – reducing the amount of land necessary to achieve needed densities and preserving existing prime farmlands on the periphery of the Town.

Transportation – Although no new residential streets have been designed at this time – it is the full intention of the Applicant to provide logical street connections with existing streets to the extent possible. At this time, streets like Spruce, Paradox and Lone Cone would be incorporated into the future design. The goal of any future design would be to maintain walkable block lengths and distances as to not create “super-blocks” which are shown to limit walkability of a community.

The Town has determined that certain areas are more suitable for annexation at the present time than others and has indicated that existing developed subdivisions adjacent to the Town, and vacant lands that

can provide uses or housing mixes not readily available within the Town should be given the highest priority for annexation.

§ 6.12 Annexations

(b) Conditions on Annexation; Policies

(1) All annexations shall be consistent with the Norwood Comprehensive Plan and the Norwood Major Streets and Future Land Use Plan.

Response: See response to § 1.04 Consistency with the Comprehensive Plan, provided above.

(2) The Norwood Major Streets and Future Land Use plan identifies a Master Plan Boundary area surrounding the Town as an area appropriate for the future residential, commercial, and industrial growth of the Town. Consent to annexation by petitioning landowners within the Master Plan Boundary and conformance with the Comprehensive Plan as amended by the Norwood Major Streets and Future Land Use Plan and the implementation zoning shall be a condition of extension of municipal utility service.

Response: The Applicant has addressed the major streets and future land use above. As part of this application, the Applicant of the property has consented to annexation and has requested a zoning designation of R-1 Residential. The Applicant recognizes that as a condition of approval, extension of municipal utility services shall be required.

(3) There will be no annexations of areas outside the boundaries of the Master Plan Boundary identified by the Norwood Major Streets and Future Land Use Plan, with the possible exception of annexation of any acquired open space.

Response: This property is located within the area identified for expansion by the Town within the Master Plan, and the Norwood Major Streets and Future Land Use Plan.

(4) The Town is very concerned about long term maintenance costs of annexed land. Petitioners and developers shall identify revenues adequate to pay the long-term costs of maintenance of their development, and the Town shall ensure that revenues will be adequate prior to approval of a petition for annexation.

Response: Upon annexation, there will be no additional maintenance costs for the 37.60-acre property. Any future development would necessitate maintenance agreements for the long-term upkeep of the property. Alternatively, an increase in tax revenues generated by the development over time will offset any additional expense.

§ 6.12 (d) Annexation Submission Requirements

1. Petition for Annexation: A petition for annexation meeting the requirements of Section 31-12-107(1)(a), C.R.S.

Response: A Petition for Annexation has been provided as part of this application meeting the Statutory requirements.

2. Annexation Map. An annexation map drawn at a scale of one inch (1") equals twenty feet (20') with a north point, date and other pertinent data and meeting the requirements of Section 31-12-107(1)(d), C.R.S.

Response: An Annexation Map has been provided as part of this application meeting the CRS requirements.

3. Vicinity Map. A vicinity map on a smaller scale showing the relationship of the area to be annexed and the existing town boundaries including existing and proposed land uses, residential densities, streets, watercourses, utilities, easements, and any other major feature in and adjacent to the tract of land proposed for annexation, zoning of all adjacent properties, special districts within the area proposed to be annexed and contour intervals of not more than ten (10) feet.

Response: A Vicinity Map has been provided as part of this application documenting the above requirements.

4. Master Plan Report. A written report describing the proposed land use and requested zoning of the area proposed to be annexed, including:
 - a. A statement addressing consistency with the Town of Norwood Comprehensive Plan as amended by the Norwood Major Streets and Future Land Use Plan.

Response: See response to § 1.04 Consistency with the Comprehensive Plan, provided above as part of this application and associated materials.

- b. A copy of a draft annexation agreement, unless waived by the Town, which shall address all issues relating to the annexation and/or development of the property.

Response: The Applicant is requesting a waiver of the annexation agreement given the existing use of the property is limited to a single-family home and accessory dwelling unit (ADU).

- c. Estimates of the current population, assessed property value and costs of providing public services including but not limited to such services as fire protection, trash removal, law enforcement, school, utilities, and street maintenance.

Response: The current population of the 37.60-acre property is 4 persons residing in the existing single-family home and ADU. There will be no increases in costs to provide public services at this time given the property is currently located within the Norwood service area for fire protection, law enforcement, and school. There are currently no public utilities or streets on the property.

- d. The name(s) of special district(s) providing services that would be affected by the annexation. An analysis of the cost of providing services to the area to be annexed. If the unincorporated area to be annexed is part of a special district or county service area whose responsibilities are to be assumed by the Town, a statement shall be included indicating what steps will be taken to ensure a smooth transition in service delivery.

Response: Currently, this property is not located within any special districts that would be affected by the proposed annexation.

- e. A description of any and all water rights appurtenant to the area proposed for annexation.

Response: The property does not have any existing surface water rights which were severed prior to the current Owner's purchase. The property does have an existing well with subsurface water rights which

the Applicant intends to transfer these to the Town upon extension of municipal water and sewer service as required or necessary. A copy of the existing well permit has been provided as part of this application.

- f. A description including a timetable demonstrating how petitioner will develop and finance the extension and undergrounding, where necessary, of utilities and services including, but not limited to, water and sewer, electricity, gas, cable television, and telephone service.

Response: All services are currently provided to the property. The property is serviced by well and septic, with existing electricity, natural gas, telephone, and cable being provided by the respective service providers.

- g. A statement and description of what land areas are to be dedicated for public use, or what equivalent cash will be paid, and what other types of public benefit will be provided within an agreed to period of time specifically addressing affordable housing, recreational trails and facilities and conveyance of water rights.

Response: Subsequent to this annexation, the Applicant intends to work with the Town of Norwood and consultants to determine the development plan for this property. As part of any future development, the Applicant intends to provide open-space dedications to the Town including extension of the trails and is open to discussions related to public facility dedications. As mentioned above, the Applicant would ultimately transfer subsurface water rights to the Town upon extension of municipal water and sewer.

- h. A description of how the extension of municipal services, other than utilities, will be financed.

Response: At this time, no extension of municipal services will be required as all services are currently being provided to the property.

- i. A statement of zoning requested for the property, including a complete application for a zoning change.

Response: The Applicant is requesting an R-1 Residential Zoning designation for the property. As part of this application, we are requesting that the zoning change be processed concurrently with the annexation request. Specific requirements related to the zoning request has been provided below as part of this narrative.

- 5. Tax Payment Certification. Tax certificates showing payment of taxes then due on the property proposed for annexation.

Response: A tax payment certification has been provided as part of this application.

- 6. Annexation Impact Report. An annexation impact report shall be submitted for all proposed annexations unless waived, in whole or in part, by the Board of Trustees. The Town may, in its discretion, prepare the report or arrange for the preparation of the report by a party of its choosing. If the Town prepares or arranges for the preparation of the report by a third party, the petitioner shall reimburse the Town for the cost of the report. The report shall meet all the informational and submission requirements of Section 31- 12-108.5, C.R.S. as well as include:

- a. General information including gross acreage of the area proposed for annexation, approximate number and type of units, acreage of streets and parking, acreage and percentage of open space to be created (analyzed as to the amount to be deeded or dedicated to the Town, the amount to be retained in public ownership and the estimated Town maintenance costs), density ratio (acres to be developed with lots and unit compared to acres in streets and open space) and a statement of effect upon the R-2 School district including estimated number of students generated and capital construction required to serve.
- b. Traffic impacts including projected vehicle trips to enter or depart the site (calculated on a peak and daily basis).
- c. Utilities impacts including projected demand for municipal water (year-round average and seasonal peak demand and consumptive use), impact on existing water and sewer capacity and the potential need for additional facilities, and potential solid waste disposal costs.
- d. Environmental analysis including soil types and bearing capacities, geologic hazard areas, high groundwater tables, potential erosion problems, flood-prone areas effects on wildlife and vegetation, aesthetic considerations, and wetland designation.

Response: The Applicant is requesting that this requirement be waived at this time. Subsequent to annexation, the Applicant intends to contract with an architectural /development team to better understand the needs of the community and the site – which will ultimately determine the layout and density of any future development. The items discussed in this impact report would be better analyzed at that time. Currently, there are no changes proposed to the current use of the property and the impact from the annexation would be minimal.

7. Filing Fee. A filing fee shall be submitted to cover the cost of review and processing the petition in accordance with a fee schedule adopted by resolution of the Board of Trustees.

Response: Payment of the applications have been made to Town staff as part of the submittal requirements.

§ 6.12 (i) Standards for Annexation

It shall be the policy of the Town with respect to annexation and the consideration of annexation submissions that all the following criteria have been met before annexation of any lands:

(1) Use. That the master plan for the area to be annexed is consistent with the Norwood Comprehensive Plan and the Norwood Major Streets and Future Land Use Plan, is in harmony with the intent of Town zoning and policies of the Town, and compatible with adjacent neighborhoods. The annexation of lots that have less than the minimum area required by the respective zone district that implement the Comprehensive Plan will be nonconforming and shall be subject to the provisions of subsection 1.06 (b).

Response: The proposal is in alignment with both the Comprehensive Plan and the Norwood Major Streets and Future Land Use Map, as discussed above. In addition, the proposal aligns with zoning policies of the Town and is compatible with the adjacent neighborhoods. The Applicant is proposing an R-1 zoning which is in harmony with the lower density residential developments adjacent to the property such as the Holland Subdivision along Spruce Street to the North of the Lot and the Homestead / King and Williams Subdivisions to the East of the property.

(2) Open Space. That the open spaces have a workable program established for maintenance and up-keep.

Response: The Applicant has not proposed any open space dedications at this time. As part of any future development plan, there will be adequate open space/land dedication provided per the Norwood Land Use Code subdivision requirements . Depending on the desires of the Town, this open space could be conveyed to the Town, or it could remain in private ownership to be maintained through a private association for any future development.

(3) Necessity. That the proposed annexation is necessary or desirable and will contribute to the general well-being of the community.

Response: The Town has seen limited residential development in recent years which has contributed to the increased home prices and loss of affordable housing in the community. This annexation will ultimately allow the Applicant to proceed with a development program including a future subdivision to consist of affordable housing which will contribute to general well-being of the community through increased home-ownership opportunities for existing residents.

(4) Health, safety, and general welfare. That the proposed annexation will in no way be detrimental to the health, safety, or general welfare of person residing within the corporate boundaries or injurious to property or improvements in the vicinity of the annexed area.

Response: This proposal will have no effect on the health, safety, and/or general welfare of the community. There will be minimal changes to the existing use of the property at this time. Ultimately, the Applicant intends to develop the property in a way that is in alignment with the neighboring subdivisions and residential uses. Additionally, open space considerations will be public in nature and will increase amenities available for adjacent residents.

(5) Logical Road System. That the area has incorporated in its design, if a design has been developed, a logical extension of roads.

Response: At this time, there are no public roads located on the property. The Applicant intends to incorporate the major street map into this development and provide logical connections to adjacent neighborhoods and existing streets as part of any future development planning effort – minimally providing connections to Paradox Street, Lone Cone Street, and Spruce Street.

(6) Utilities and Roads. That the extension of services is feasible and will be financed totally by the petitioner; and that the petitioners will post performance guarantees to assure the completion of public improvements.

Response: The Applicant intends to provide utility and road extensions at no cost to the Town. As part of any future development programming, funding sources shall be identified, and performance guarantees provided to the Town.

(7) Water Rights. That the petitioner has or will convey all right, title and interest in any water rights associated with the property or in any and all water located beneath the property to be annexed if the annexed area is to be served by the municipal water system or water is needed for the maintenance of open space or parks.

Response: As indicated above – there are no surface water rights allocated to this property. The Applicant intends to transfer any subsurface well rights to the Town of Norwood upon extension of public water and sewer. The existing well permit has been provided as part of this application.

(8) Revenues. That the revenues and/or public benefit to be gained from the Town's portion of the increased tax base are equal to or greater than the cost of services to be provided.

Response: At this time, there will be minimal changes to the existing land use of the property. Upon future development of the property, there will be substantial revenues generated from property taxes, building permit fees, water and sewer tap fees, etc. These fees should offset any future cost of service to be provided to the property.

(9) Public Lands and Trails. That a minimum of eight percent (8%) of the gross land area approved for annexation is dedicated to the Town in fee simple, or equivalent cash or consideration given; and that trails shall be dedicated and constructed consistent with an adopted trails plan. Land area dedicated for trails may be credited toward the land dedication required herein.

Response: The Applicant, as part of a future development submittal intends to provide at minimum the required 8% land dedication for open space or other purposes as determined by the Trustees. In addition, the Applicant intends to provide trail connections consistent with the adopted trails plan. It will be important to understand the needs of the community as it relates to any open space dedications, and we intend to address this as part of a future development proposal. It will also be important to understand the Trustees willingness for that land dedication or if its preferable to maintain the land in private ownership.

§ 3.04 Temporary Zoning of Annexed Territory (a) All territory hereafter annexed to the Town of Norwood shall be temporarily classified as A, Agricultural District, until permanent zoning is established by the Board of Trustees of the Town of Norwood. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by this Article for zoning amendments.

Response: The Applicant is requesting as part of the annexation application, a concurrent zoning of the property to the R-1 Residential Zoning District. The Applicant has addressed the criteria of Section 6.02 below.

R-1 Residential District – PROPOSED ZONING DESIGNATION

§3.08 R-1, Residential District (a) Purpose. The R-1, Residential District is designed to accommodate a variety of housing types and to promote diversity. It is intended for application in areas designated "Res. P-1 or Res. P-2" on the Future Land Use Map of the 1984 Comprehensive Plan. In addition to the use and area regulations of this section, development in the R-1, Residential District shall be in compliance with all other applicable provisions of this Title.

Response: The Applicant is requesting the R-1 Residential District which would allow for maximum Lot Sizes of 7,500 square feet. The current property is 37.60 acres in total so this zoning designation would apply to any future development applications submitted to the Town.

§ 6.02 Zoning Map and Land Use Code Amendments

Standards for Approval. The Planning and Zoning Commission and the Board of Trustees may approve an amendment to the zoning map or to the land use code when any one of the following criteria has been met:

- (1) There has been a substantial change in conditions in the neighborhood or area proposed to be rezoned since the date of approval of the existing zoning map designation;

Response: This property is located within San Miguel County and is currently has a Wrights Mesa Zoning Designation. The proposal would allow for the implementation of the Comprehensive Plan which acknowledges this area for future residential low to medium density. The existing property was previously used for agricultural/residential purposes but no longer has surface water rights to allow for the continuation of agricultural use and therefore is best suited for low density residential development.

- (2) There has been a substantial change in the circumstances or conditions of the town at large;

Response: Due to changing economic dynamics on the western slope, there has been a tremendous increase in home prices not just in Norwood but in almost every community both urban and rural. This proposal would ultimately allow for the annexation and future development applications. The goal of any future development application would be to provide affordable housing programming that would allow for increased home-ownership opportunities for residents of San Miguel County.

- (3) There is demonstrated to be an error in the existing zoning or land use code text;

Response: Not applicable to this request.

- (4) The proposed amendment is in conformance with or would implement the Norwood Master Plan, Major Streets Plan/Future Land Use Plan, as amended;

Response: As documented as part of this narrative above, this proposed amendment would be in alignment with both the Norwood Master Plan as well as the Major Street Plan and Future Land Use Maps.

- (5) There exists a substantial and compelling public interest in such amendment; or

Response: The result of this annexation and any future development proposal would be increased housing opportunities for San Miguel County and Norwood residents. These opportunities are in the public interest of the community at large.

- (6) The amendment protects the public health, welfare and safety of the town and its residents.

Response: At this time, there will be no impact to public health, welfare, and safety. Any future development proposal would take into consideration the needs of the community – not just housing needs but also public amenity needs.

John A. Miller

From: Chris Kennedy <office@sanjuansurveying.net>
Sent: Monday, January 10, 2022 12:09 PM
To: John A. Miller
Subject: RE: Request for 1545 Spruce Street

John,

If you go to the GIS you can verify this. My calculation is 35% of the perimeter of the property borders the town of Norwood.

Sincerely,

Chris Kennedy, PLS



From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Saturday, January 8, 2022 2:39 PM
To: Chris Kennedy <office@sanjuansurveying.net>
Subject: Request for 1545 Spruce Street

Hey Chris,

Thanks again for the help with the survey for 1545 Spruce Street in Norwood. As part of the annexation process, I was asked to provide an affidavit from the surveyor that acknowledges that 1/6th of the property is bordered by the Town of Norwood. Is this something you can provide relatively quickly? I think they just want a letter stating that this is the case.

Thanks!

J

John A Miller III
Community Housing Program Director
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789

Contiguity Map



Red Dashed Line - Town of Norwood
Blue Dashed Line- SMC

<u>CATEGORY</u>	<u>ESTIMATED HOURS</u>	<u>BASE FEE DEPOSIT</u>
I. Pre-application Conf. W/ Staff	1	\$100.00
II. Subdivision/PUD		
a. Pre-application Conf. Work session/P&Z and or Staff	2	\$200.00
b. Sketch Plan	6	\$600.00
c. Preliminary	12	\$1200.00
d. Final Plat	6	\$600.00
III. Annexation Application	14	\$1400.00
IV. Rezoning Application	6	\$600.00
V. Replats	8	\$800.00
VI. Variances/Special Use Permits	5	\$500.00
VII. Board of Adjustment Review	5	\$500.00
VIII. Master Plan Amendment	6	\$600.00
IX. Code Interpretations	4	\$400.00
X. Land Use Code Amendments	8	\$800.00

REFERRAL AGENCY FEES

In addition, applicants shall be required to reimburse the Town for the cost of review by the Town Engineer, Town Attorney, San Miguel County Surveyor and other referral agency reviews that may occur prior to final approval.

<u>CATEGORY</u>	<u>HOURLY RATE</u>
Town Engineer	\$140.00
Town Attorney	\$150.00

Additionally, applicant will pay recording fees at the time of recording at the San Miguel County Clerk's office. San Miguel County Assessor's office will also assess the following fees to cover the cost of amendments and redrafting of the appropriate county maps by the sub divider. The fees charged are as follows;


- I. \$25.00 Minimum, plus \$5.00 per parcel over 5 parcels.
- II. Condos-\$10.00 minimum, plus \$1.00 per unit over 10 units.

APPROVED by the Town of Norwood Board of Trustees, Norwood Colorado, in a regular meeting on June Ninth, 2021.

NORWOOD BOARD OF TRUSTEES

By: 
C. Kieffer Parrino, Mayor

Attest:

By: 
Amanda Pierce, Town Clerk



TOWN OF NORWOOD

*P.O. Box 528
1670 Naturita Street
Norwood, Colorado 81423
www.norwoodtown.com*

OWNER AGENT AUTHORIZATION FORM AND ACKNOWLEDGEMENT OF FEES

I have reviewed the application and hereby authorize John Miler, Program Director (agent name) of Mountain Village Housing Authority (agent's business name) to be and to act as my designated representative and represent the development application through all aspects of the application/zoning and development review process with the Town of Norwood, Colorado.

I understand that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Land Use Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree that if this request is approved, it is issued on the representations made in the application/zoning and development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval.

By signing this authorization and acknowledgement, I understand and agree that I am responsible for the completion and execution of the approval including any and conditions as shown and approved on the final plan(s) (including, by way of example, but not limited to: landscaping, paving, lighting, etc.): We further understand that I (we) are responsible for paying town legal fees, planning fees and other fees as set forth in the Land Use Code.

Paul Wisor

1-3-2022

(signature of lot owner)

(date)

1545 Spruce Street, Norwood CO

Lot Number or address of property

Paul Wisor, Interim Town Manager

(Printed name)

Petition for Annexation

We, the undersigned, do hereby petition the Town of Norwood, State of Colorado to annex the following described land to the Town of Norwood:

Address: 1545 Spruce Street, Norwood CO

Legal Description: see Exhibit A (may be attached and referred to as exhibit)

1. The petitioners state that this annexation meets the requirements for annexation as found in the Colorado State Sections 31-12-104 and 31-12-105, as follows:

- A. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the Town; and
- B. A community of interest exists between the area to be annexed and the Town, due to proximity of the area to the Town, and the desires of the owners to annex; and
- C. The area will be urbanized in the near future and the area is capable of being fully integrated with the Town; and
- D. It is practical to extend the Town services to the area; and;
- E. No land held in identical ownership had been divided into separate parts or parcels without written consent of the landowners. No parcel of 20 acres or more held in identical ownership is included in the area to be annexed without landowner consent. No annexations proceedings have been commenced in another municipality with respect to the area to be annexed.
- F. This annexation will not result in the attachment or detachment of the area to or from any school district. No part of the area to be annexed extends more than three miles from the existing Town boundaries.
- G. The entire width of platted streets or alleys within the area to be annexed will be included within the annexation.

2. No petition for annexation election has been submitted and an election is not required pursuant to C.R.S. Section 31-12-107 (2).

3. The petition is signed by the owners of more than 50 percent of property to be annexed.

The petitioner states that the mailing address of the signers and the date of signature set forth hereafter opposite of the signer are those of the owners.

Exhibit C



429527200008

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Cartographer:
Casey Dukeman

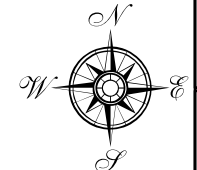
Date:
October 20, 2021

Disclaimer:
This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.



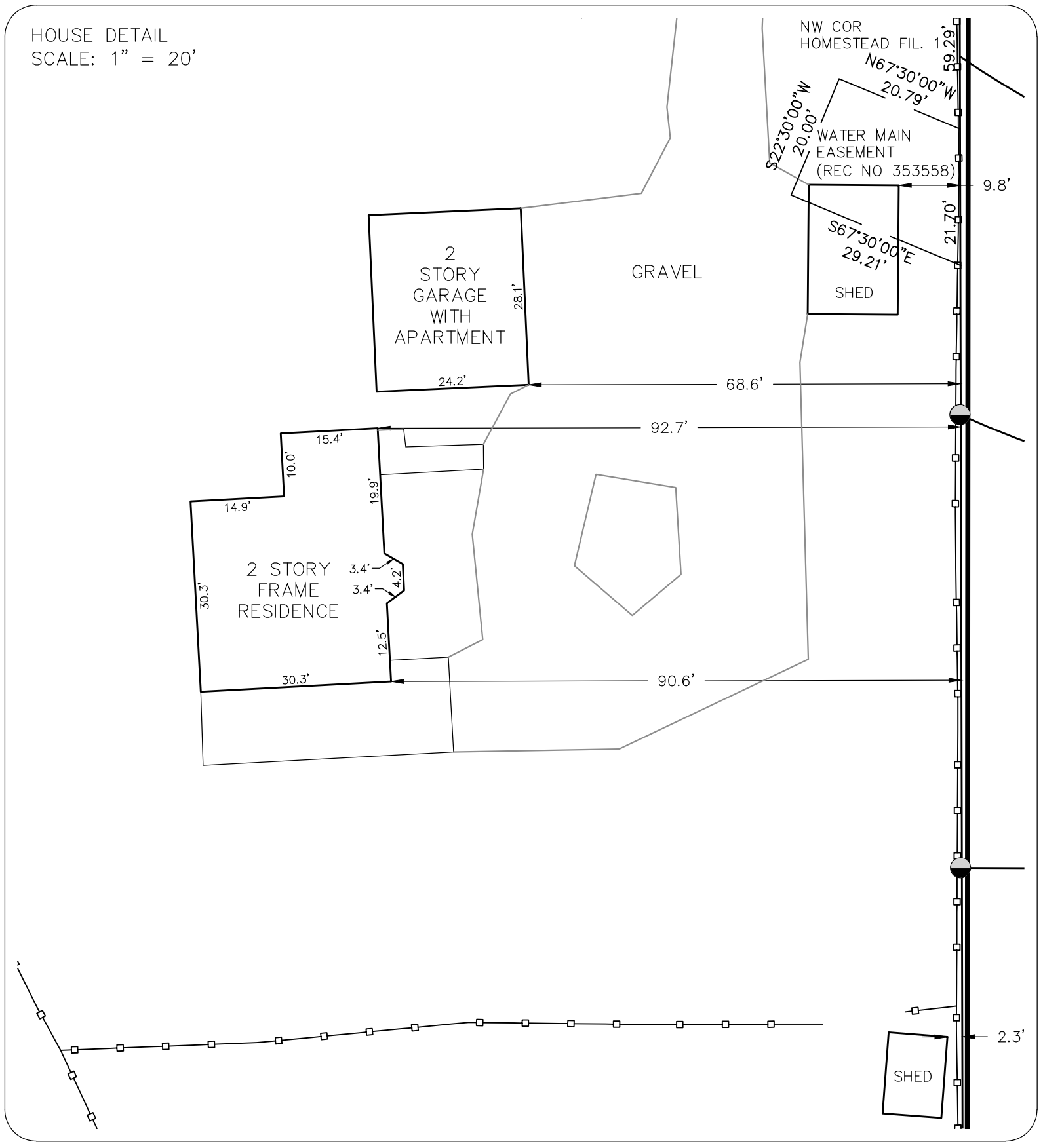
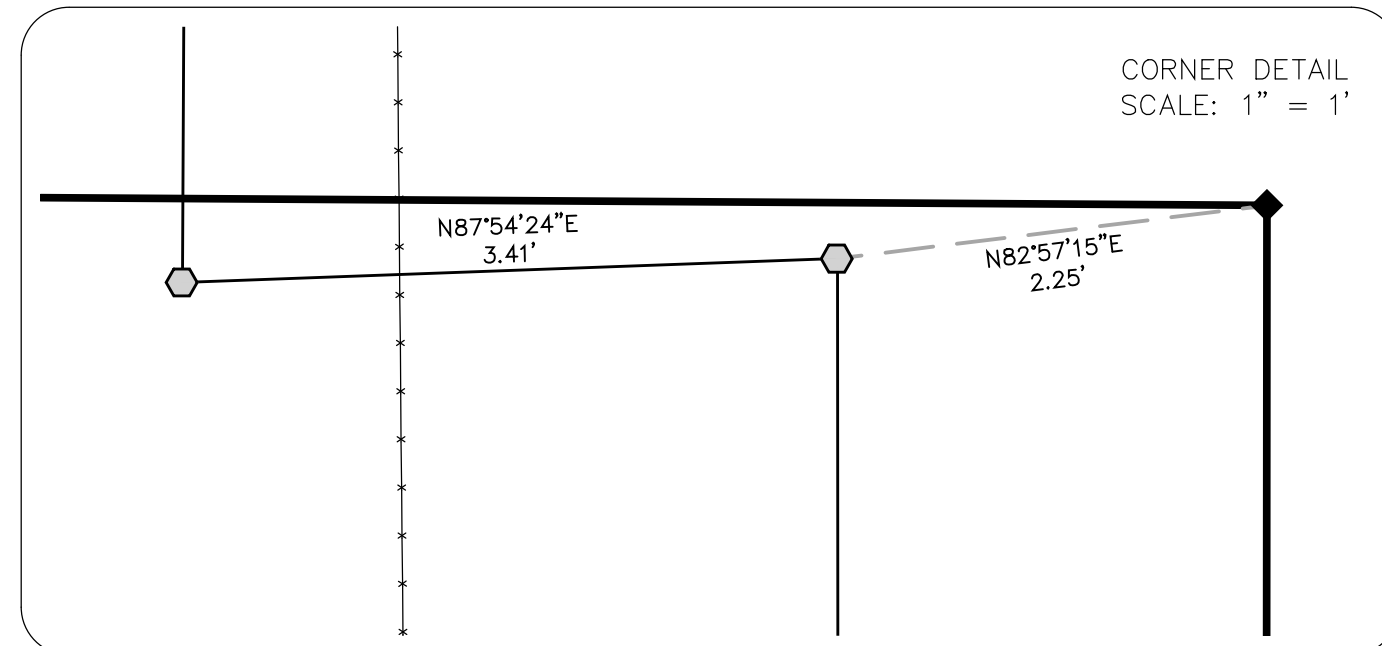
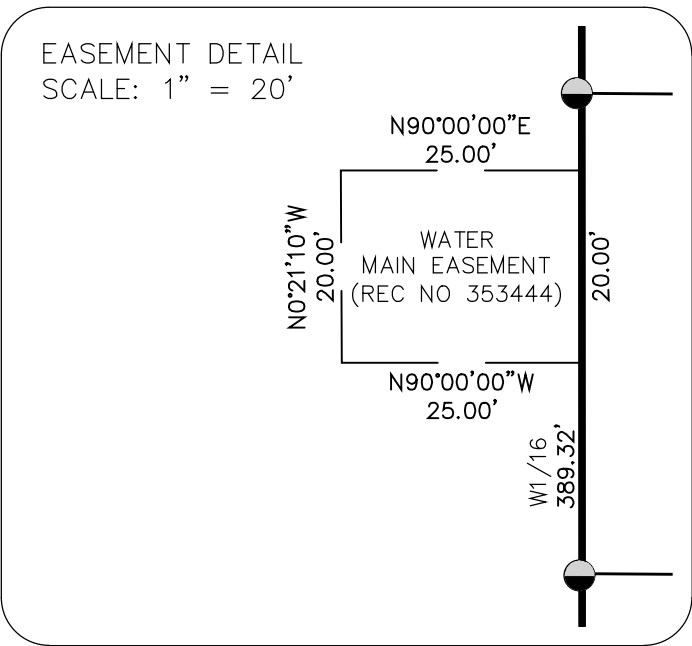
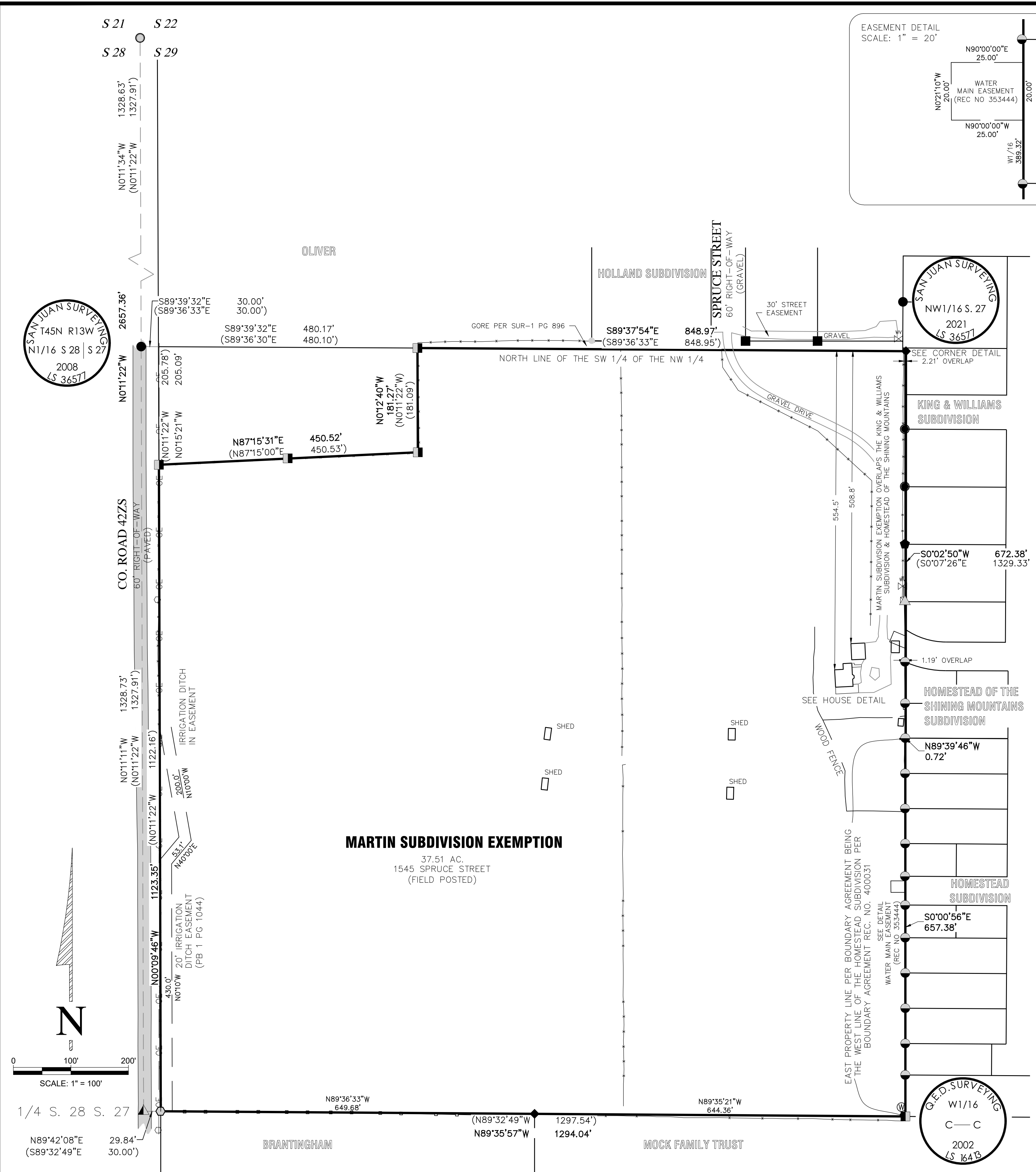
Town of Mountain Village
Geographical Information Systems
455 Mountain Village Blvd. Unit A
Mountain Village, Colorado 81435

Map/Project Title:
PARCEL MAP
PARCEL ID - 429527200008



Scale: 1:2,750

Map Number:
1 of 1



NOTES:

- According to Flood Insurance Rate Map 08113C0100 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
- Easement research from Westcor Land Title Insurance Company Amendment No: 3324CEA-C2, Effective Date 11/10/2021 at 08:00 A.M.
- Ownership was researched from the county GIS and is for informational purposes only.
- Area 37.51 Acres is field measured and excludes the overlaps of the King & Williams Subdivision and Homestead of the Shining Mountains.
- Evidence of underground utilities was observed on east boundary, exact location of underground lines is not known. No recorded easement was provided in the title commitment.
- Lineal Units U.S. Survey Feet.
- The use of this Improvement Survey Plat by any person or entity other than the person or entity certified to without the express permission of San Juan Surveying is prohibited.

BASIS OF BEARINGS:

The Basis of Bearings for this Improvement Survey Plat was derived from the 1/4 Corner for Sections 28 & 27, and the Section Corner for Sections 21, 22, 28, & 27, according to the Plat recorded in Plat Book 1 at page 1044, said bearing being **N 00°11'22\"/>**

PROPERTY DESCRIPTION:

Martin Subdivision Exemption, according to the plat recorded May 17, 1990 in Plat Book 1 at page 1044, as amended by Boundary Agreement recorded February 19, 2008 at Reception No. 400031, EXCEPT Parcel A of the Martin Subdivision Exemption, County of San Miguel, State of Colorado.

ALSO DESCRIBED AS:

A tract of land situated in the SW1/4 NW1/4, Section 27, Township 45 North, Range 13 West, N.M.P.M., San Miguel County, Colorado, more particularly described as follows:

Beginning at the southeast corner of said SW1/4NW1/4; thence North 89°54'56\"/>

County of San Miguel,
State of Colorado

SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat prepared for Westcor Land Title Insurance Company, HSW Investments LLC, a Colorado limited liability company, and Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado was performed under my direct responsibility, supervision, and checking, and that the information herein is true and accurate to the best of my belief and knowledge. I further certify that the monuments as shown were field set as required by Articles 50 and 51 of Title 38, C.R.S.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
12/02/2021

- LEGEND**
- FOUND #6 REBAR WITH 2" BRASS CAP, LS 24954
 - FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, LS 36577 STAMPED AS DEPICTED
 - ◆ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 12062, PER MONUMENT RECORD, UPGRADED WITH #6 REBAR WITH 3 1/4" ALUMINUM CAP, LS 36577 STAMPED AS DEPICTED
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 12180
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 17509
 - ▲ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 10386
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 28652
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 31514
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
 - ▲ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS ILLEGIBLE
 - FOUND #5 REBAR ADDED 1 1/2" ALUMINUM CAP, LS 36577
 - FOUND #4 REBAR
 - ◆ FOUND #5 REBAR WITH 1 1/2" PLASTIC CAP, LS 12062
 - CABLE PEDESTAL
 - ⊙ WATER MAN HOLE
 - ⊕ WATER VALVE
 - ⊗ BARBED WIRE FENCE
- NOTICE:**
- According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SAN MIGUEL COUNTY SURVEYOR'S DEPOSIT:

Deposited this _____ day of _____, 2021, at _____ m., in Book _____ of the County Surveyor's land survey plats / right-of-way surveys at Page _____ Index File No. _____

County Clerk _____ by _____ Deputy



WARRANTY DEED

THIS DEED, made this 10th day of December, 2021, between HSW Investments LLC, a Colorado limited liability company of the County of San Miguel and State of Colorado, grantor(s).

And

Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado whose legal address is 455 Mountain Village Blvd, Suite A, Mountain Village, CO 81435 of the County of San Miguel and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of EIGHT HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$880,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of San Miguel and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

also known by street and number as: 1545 Spruce St., Norwood, CO 81423

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

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

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

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

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

HSW Investments LLC, a Colorado limited liability company

Hank E. Williams

Hank E. Williams, Operating Manager

State of Colorado

County Of San Miguel

ss.

The foregoing instrument was acknowledged before me this December 10, 2021, by Hank E. Williams, Operating Manager, HSW Investments LLC, a Colorado limited liability company.

My Commission expires: 3/13/25

Witness my hand and official seal.

Barbara Kay Stindt

Notary Public

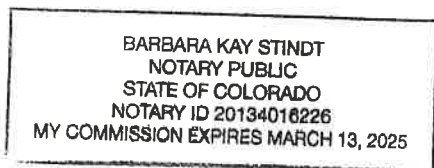


Exhibit 'A'

Martin Subdivision Exemption, according to the plat recorded May 17, 1990 in Plat Book 1 at page 1044, as amended by Boundary Agreement recorded February 19, 2008 at Reception No. 400031, EXCEPT Parcel A of the Martin Subdivision Exemption, County of San Miguel, State of Colorado.

ALSO DESCRIBED AS:

A tract of land situated in the SW1/4NW1/4, Section 27, Township 45 North, Range 13 West, N.M.P.M., San Miguel County, Colorado, more particularly described as follows:

Beginning at the southeast corner of said SW1/4NW1/4:

thence North 89°54'56 " West along the south line of said SW1/4NW1/4, a distance of 1293.82 feet to a point on the east right-of-way line of San Miguel County 4225 Road;

thence North 00°29'34" West along said east right-of-way line. 1123.22 feet to the southwest corner of Parcel A, Martin Subdivision, according to the plat recorded May 17, 1990 in Plat Book 1 at page 1044;

thence along the boundary line of said Parcel A the following courses:

North 86°56'48 " East. 450.53 feet:

North 00°29'34" West. 181.09 feet to a point on the north line of said SW1/4NW1/4;

thence South 89°57'22 " East. 846.96 feet to the northeast corner of

SW1/4NW1/4;

thence South 00°21 '10" East, 1329.55 feet to the point of beginning, as Amended by Boundary Agreement recorded February 19, 2008 at Reception No. 400031,

County of San Miguel, State of Colorado.

State Documentary Fee
\$88.00 12-13-2021

WARRANTY DEED

THIS DEED, made this 10th day of December, 2021, between HSW Investments LLC, a Colorado limited liability company of the County of San Miguel and State of Colorado, grantor(s).

And

Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado whose legal address is 455 Mountain Village Blvd, Suite A, Mountain Village, CO 81435 of the County of San Miguel and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of EIGHT HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$880,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of San Miguel and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A

also known by street and number as: 1545 Spruce St., Norwood, CO 81423

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

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

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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.

HSW Investments LLC, a Colorado limited liability company

Hank E. Williams
Hank E. Williams, Operating Manager

State of Colorado

County Of San Miguel

;
;
ss.
;

The foregoing instrument was acknowledged before me this December 10, 2021, by Hank E. Williams, Operating Manager, HSW Investments LLC, a Colorado limited liability company

My Commission expires: 3/13/25

Witness my hand and official seal.

Barbara Kay Stindt
Notary Public

BARBARA KAY STINDT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134016226
MY COMMISSION EXPIRES MARCH 13, 2025



QUIT CLAIM DEED

THIS DEED, Made this 10th day of December, 2021, between

HSW Investments LLC, a Colorado limited liability company
Of the said County of San Miguel and State of Colorado, grantor, and

Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado
whose legal address is 455 Mountain Village Blvd, Suite A, Mountain Village, CO 81435

of the said County of San Miguel and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, has 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 San Miguel and State of Colorado described as follows:

Any and all water rights, water storage rights, geothermal rights, whether adjudicated or
unadjudicated, any and all entitlements to water, whether contractual, by permit, or otherwise,
and any and all groundwater rights, whether tributary or non-tributary, and whether adjudicated
or not, and any and all water rights; along with and including all permits, easements, structures,
ditches, pipelines, headgates, wells, springs, pumps, measuring devices, and other facilities
necessary for or used in connection with the exercise of such rights; historically used upon
and/or appurtenant to the following Property, SEE Exhibit A

As known by street and number as: 1545 Spruce St., Norwood, CO 81423

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 and assigns forever. The singular number
shall include the plural, the plural and 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.

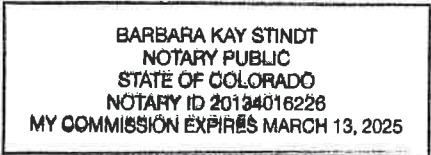
HSW Investments LLC, a Colorado limited liability company

[Signature of Hank E. Williams]
Hank E. Williams, Operating Manager

State of Colorado)
)
County of San Miguel)

The foregoing instrument was acknowledged before me this 10th day of December, 2021, by Hank E. Williams,
Operating Manager of HSW Investments LLC, a Colorado limited liability company

My commission expires 3/13/25 . Witness my hand and official seal.



[Signature of Barbara Kay Stindt]
Notary Public

EXHIBIT "A"

Martin Subdivision Exemption, according to the plat recorded May 17, 1990 in Plat Book 1 at page 1044, as amended by Boundary Agreement recorded February 19, 2008 at Reception No. 400031, EXCEPT Parcel A of the Martin Subdivision Exemption, County of San Miguel, State of Colorado.

ALSO DESCRIBED AS:

A tract of land situated in the SWI/4NW1/4, Section 27, Township 45 North, Range 13 West, N.M.P.M., San Miguel County, Colorado, more particularly described as follows:

**Beginning at the southeast corner of said SWI/4NW1/4;
thence North 89°54'56 " West along the south line of said SWI/4NW1/4, a distance of 1293.82 feet to a point on the east right-of- way line of San Miguel County 4225 Road;
thence North 00°29'34" West along said east right-of-way line, 1123.22 feet to the southwest corner of Parcel A, Martin Subdivision, according to the plat recorded May 17, 1990 in Plat Book 1 at page 1044;
thence along the boundary line of said Parcel A the following courses:
North 86°56'48 " East, 450.53 feet;
North 00°29'34" West, 181.09 feet to a point on the north line of said SWI/4NW1/4;
thence South 89°57'22 " East, 846.96 feet to the northeast corner of SWI/4NW1/4;
thence South 00°21 '10" East, 1329.55 feet to the point of beginning, as Amended by Boundary Agreement recorded February 19, 2008 at Reception No. 400031, County of San Miguel, State of Colorado.**

State Documentary Fee
\$0.00 12-13-2021

QUIT CLAIM DEED

THIS DEED, Made this 10th day of December, 2021, between

HSW Investments LLC, a Colorado limited liability company
Of the said County of San Miguel and State of Colorado, grantor, and

Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado
whose legal address is **455 Mountain Village Blvd, Suite A, Mountain Village, CO 81435**

of the said County of San Miguel and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **Ten and No/100 (\$10.00) DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has 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 San Miguel and State of Colorado described as follows:

Any and all water rights, water storage rights, geothermal rights, whether adjudicated or unadjudicated, any and all entitlements to water, whether contractual, by permit, or otherwise, and any and all groundwater rights, whether tributary or non-tributary, and whether adjudicated or not, and any and all water rights; along with and including all permits, easements, structures, ditches, pipelines, headgates, wells, springs, pumps, measuring devices, and other facilities necessary for or used in connection with the exercise of such rights; historically used upon and/or appurtenant to the following Property, SEE Exhibit A

As known by street and number as: **1545 Spruce St., Norwood, CO 81423**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise therunto 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 and assigns forever. The singular number shall include the plural, the plural and 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.

HSW Investments LLC, a Colorado limited liability company


Hank E. Williams, Operating Manager

State of Colorado)
)
County of San Miguel)

The foregoing instrument was acknowledged before me this 10th day of December, 2021, by **Hank E. Williams, Operating Manager of HSW Investments LLC, a Colorado limited liability company**

My commission expires **3/13/25**

. Witness my hand and official seal.

BARBARA KAY STINDT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194018226
MY COMMISSION EXPIRES MARCH 13, 2025


Notary Public

STATEMENT OF TAXES DUE

Account Number R0006505

Parcel 429527200008

Legal Description

Situs Address

A TRACT OF LAND IN THE SW4 NW4 OF SECT 27 45 13 CONT 37.60 ACRES ACC TO PLAT BK 1545 SPRUCE ST NORWOOD 814230000
 1 PG 1044 MARTIN SUBDIVISION EXEMPTION

Account: R0006505
 TOWN OF MOUNTAIN VILLAGE
 455 MOUNTAIN VILLAGE BLVD STE A
 MOUNTAIN VILLAGE, CO 81435

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2021	\$1,469.62	\$0.00	\$0.00	\$0.00	\$1,469.62
Total Tax Charge					\$1,469.62
Grand Total Due as of 05/02/2022					\$1,469.62

Tax Billed at 2021 Rates for Tax Area 203 - Norwood Outlying

Authority	Mill Levy	Amount	Values	Actual	Assessed
San Miguel County	11.8300000	\$356.44	RES IMPRV LAND	\$112,800	\$8,070
Norwood Fire District	10.6000000	\$319.38	SINGLE FAMILY RES	\$308,550	\$22,060
Lone Cone Library District	10.4280000	\$314.20	Total	\$421,350	\$30,130
San Miguel Solid Waste Disp	0.4070000	\$12.26			
Norwood Park and Rec Distri	1.0000000	\$30.13			
Norwood School Dist R2JT	14.0220000*	\$422.48			
SW Water Cons District	0.4070000	\$12.26			
San Miguel Water Cons Distr	0.0820000*	\$2.47			
Taxes Billed 2021		48.7760000			\$1,469.62

* Credit Levy



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 120602-
RECEIPT NUMBER 0215507

ORIGINAL PERMIT APPLICANT(S)

DANIEL TUCKER

APPROVED WELL LOCATION

Water Division: 4 Water District: 60
Designated Basin: N/A
Management District: N/A
County: SAN MIGUEL
Parcel Name: N/A
Physical Address: N/A

SW 1/4 NW 1/4 Section 27 Township 45.0 N Range 13.0 W New Mexico P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 211145.4 Northing: 4224839.2

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

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) Construction details for this existing well have not been provided to this office; therefore, it is not known if the construction of this well is in compliance with the Water Well Construction Rules, 2 CCR 402-2. The issuance of this permit does not relieve the well owner of responsibility or liability in the event contamination of the groundwater source results from the construction or use of this well, nor does the State Engineer assume any responsibility or liability should contamination occur.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(I).
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than 1 single family dwelling, the irrigation of not more than 1 acre of home gardens and lawns, and the watering of domestic animals.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) This well must be located not more than 200 feet from the location specified on this permit.

NOTE: Permit no. 120602 was reinstated on April 10, 2007, pursuant to the Existing Well Information and Inspection form submitted by the applicant on April 2, 2007.

NOTICE: This permit has been approved for ordinary household purposes inside 1 single family dwelling, domestic animals, and the irrigation of not over 1 acre of home lawn and garden. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

Date Issued: 6/24/1981

Expiration Date: N/A

Issued By _____

PERMIT HISTORY

- 01-18-2019 CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO HSW INVESTMENTS INC
- 05-21-2007 CHANGE IN OWNER NAME/MAILING ADDRESS

NORWOOD WATER COMMISSION
1670 NATURITA STREET
P.O. BOX 528
NORWOOD, COLORADO 81423
(970) 327-4288 • (970) 327-0451 FAX

October 12, 2021

Hank Williams
PO Box 1026
Norwood, CO 81423

Regarding: Letter of Service for Water Availability of Development.

Dear Mr. Williams,

Thank you for attending the regular meeting of the Norwood Water Commission. Your request of a Letter of Service for potential phased development on the 37.6 acres located at 1545 Spruce Street. By vote, the Norwood Water Commission Board agreed on the statement saying "at this time, the Norwood Water Commission has the capacity to provide service for up to 45 taps for phase I of a potential project". All taps are on a first come first serve basis. We look forward to seeing this proposal come to fruition. Please don't hesitate to contact staff with any further questions you may have.

Sincerely,



Finn Kjome, Chairman
Norwood Water Commission