

[illegible]



COLORADO

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 311389-

RECEIPT NUMBER 3688617

ORIGINAL PERMIT APPLICANT(S)

DANIEL WICKERSHAM

RACHEL OCONNELL-WICKERSHAM

APPROVED WELL LOCATION

Water Division: 2 Water District: 12

Designated Basin: N/A

Management District: N/A

County: PARK

Parcel Name: COVER MOUNTAIN RANCH

Lot: 30

Block:

Filing:

Physical Address: 868 JULIA ROAD GUFFEY, CO 80820

SE 1/4 NE 1/4 Section 6 Township 15.0 S Range 72.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 457859.0 Northing: 4292179.0

PERMIT TO USE AN EXISTING WELL

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) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) for the change/expansion of use of a well constructed under permit no. 289123 as the only well on a tract of land of 35.18 acres described as New Lot 30, Filing 1, Cover Mountain Ranch division of land, Park County. The issuance of this permit hereby cancels permit no. 289123.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be located not more than 200 feet from the location specified on this permit.

NOTICE: This permit has been approved subject to the following changes: The quarter/quarter and quarter section were determined from UTM coordinate values provided with the permit application. 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.)

Issued By GEOFFREY DAVIS

Date Issued: 10/17/2018

Expiration Date: N/A

COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 SHERMAN ST., Ste 821, DENVER, CO 80203 Main: (303) 866-3581 dwrpermitsonline@state.co.us		<div style="text-align: right;">Office Use Only</div> <div style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Form GWS-44 (7/2012)</div> </div> <div style="text-align: center; margin-top: 10px;"> <div style="font-size: 2em; color: blue; font-weight: bold;">RECEIVED</div> <div style="font-size: 1.5em; color: blue; font-weight: bold;">SEP 27 2018</div> <div style="font-size: 1.2em; color: blue; font-weight: bold;">WATER RESOURCES STATE ENGINEER COLO.</div> </div>							
RESIDENTIAL Note: Also use this form to apply for livestock watering Water Well Permit Application Review form instructions prior to completing form. Hand completed forms must be completed in black or blue ink or typed.		6. Use Of Well (check applicable boxes) See instructions to determine use(s) for which you may qualify <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (no outside use) <input type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <u>up to 3</u> <input type="checkbox"/> Home garden/lawn irrigation, not to exceed one acre: area irrigated <u>up to 1</u> <input type="checkbox"/> sq. ft. <input checked="" type="checkbox"/> acre <input type="checkbox"/> Domestic animal watering – (non-commercial) <input type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)							
1. Applicant Information Name(s) Daniel Wickersham & Rachel OConnell-Wickersham Mailing address PO Box 221 City State Zip code Guffey CO 80820 Telephone (w/area code) E-mail 719-285-6884 wickershamrachel@gmail.com		7. Well Data (proposed) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Maximum pumping rate 15</td> <td style="text-align: center;">gpm</td> <td>Annual amount to be withdrawn acre-feet</td> </tr> <tr> <td>Total depth 300</td> <td style="text-align: center;">feet</td> <td>Aquifer</td> </tr> </table>		Maximum pumping rate 15	gpm	Annual amount to be withdrawn acre-feet	Total depth 300	feet	Aquifer
Maximum pumping rate 15	gpm	Annual amount to be withdrawn acre-feet							
Total depth 300	feet	Aquifer							
2. Type Of Application (check applicable boxes) <input type="checkbox"/> Construct new well <input type="checkbox"/> Change source (aquifer) <input type="checkbox"/> Replace existing well <input type="checkbox"/> Reapplication (expired permit) <input type="checkbox"/> Use existing well <input type="checkbox"/> Rooftop precip. collection <input type="checkbox"/> Change or increase use <input type="checkbox"/> Other:		8. Water Supplier Is this parcel within boundaries of a water service area? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, provide name of supplier:							
3. Refer To (if applicable) Well permit # Water Court case # 289123 Designated Basin Determination # Well name or #		9. Type Of Sewage System <input type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system: District name: _____ <input type="checkbox"/> Vault: Location sewage to be hauled to: _____ <input type="checkbox"/> Other (explain) _____							
4. Location Of Proposed Well (Important! See Instructions) County 1/4 of the 1/4 Park County Section Township N or S Range E or W Principal Meridian E 1/2 Sec 6 15 <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> S 72 <input checked="" type="checkbox"/> E <input type="checkbox"/> W 6th Distance of well from section lines (section lines are typically not property lines) Ft. from <input type="checkbox"/> N <input type="checkbox"/> S Ft. from <input type="checkbox"/> E <input type="checkbox"/> W For replacement wells only – distance and direction from old well to new well feet Direction Well location address (Include City, State, Zip) <input type="checkbox"/> Check if well address is same as in Item 1. 868 Julia Road, Guffey CO 80820		10. Proposed Well Driller License # (optional): 11. Sign or Enter Name of Applicant(s) or Authorized Agent The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge. Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy) Daniel Wickersham & Rachel OConnell-Wickersham 09/27/2018 If signing print name and title							
5. Parcel On Which Well Will Be Located (You must attach a current deed for the subject parcel) A. You must check and complete one of the following: <input type="checkbox"/> Subdivision: Name <u>Cover Mountain Ranch</u> Lot <u>30</u> Block Filing/Unit <input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/# Lot # <input type="checkbox"/> Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed <input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/#: <input type="checkbox"/> Square 40 acre parcel as described in Item 4 <input type="checkbox"/> Parcel of 35 or more acres (attach metes & bounds description or survey) <input type="checkbox"/> Other: (attach metes & bounds description or survey) B. # of acres in parcel C. Are you the owner of this parcel? 35.18 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO D. Will this be the only well on this parcel? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no – list other wells) E. State Parcel ID# (optional):		Office Use Only <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>USGS map name</td> <td>DWR map no.</td> <td>Surface elev.</td> </tr> </table> <div style="margin-top: 10px;"> <div style="float: right; text-align: right;">Receipt area only</div> <div style="clear: both;"></div> <div style="font-size: 1.5em; color: blue; font-weight: bold;"> > 35 ACRES Change use from HWO to full domestic. Lot was 26 ACRES, now 35.18 ACRES Cancel 289123 ✓ </div> <div style="margin-top: 10px;"> <div style="float: right;"> Transaction # 3688617 Date: 9/27/2018 11:49:53 AM Transaction Total: \$100.00 CREDIT CARD \$100.00 </div> <div style="clear: both;"></div> <div style="font-size: 0.8em;"> AQUAMAP ✓ WE ✓ WR ✓ CWCB ✓ TOPO ✓ MYLAR SB6 oil gas ✓ </div> </div> </div> <div style="text-align: right; margin-top: 10px;"> DIV <u>2</u> WD <u>12</u> BA MD </div>		USGS map name	DWR map no.	Surface elev.			
USGS map name	DWR map no.	Surface elev.							

3/10

Time

Simplefile.com 303.460.5657

WARRANTY DEED

FNT 11~
DF 7.50

RECEIVED

SEP 27 2018

WATER RESOURCES
STATE ENGINEER COLO.

THIS DEED, Made this 10th day of March, 2011 between

Anna Jane Leider

of the County of _____ and State of Virginia, grantor, and

Rachel J. O'Connell and Daniel R. Wickersham

whose legal address is 7063 Taft Street, Arvada, CO 80004

of the County of _____, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Seventy-Five Thousand Dollars and NO/100's, (\$75,000.00), 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, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

Lot 30, COVER MOUNTAIN RANCH, SUBDIVISION NUMBER ONE,

County of Park,
State of Colorado.Doc Fee
\$ 7.50

also known by street and number as 868 Julia Road, Guffey, CO 80820

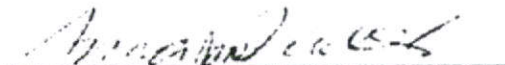
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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 enrolling 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 soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated January 28, 2011, between the parties.

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.


Anna Jane Leider

Best Copy Available

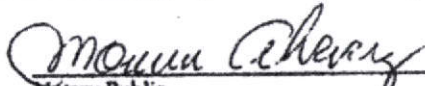
STATE OF Virginia
COUNTY OF Alexandria
City

)ss:

The foregoing instrument was acknowledged before me this 04 day of March, 2011 by Anna Jane Leider.

Witness my hand and




Notary Public

My Commission expires: 11-30-202

Park County Assessor

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Tax Area	Schedule Number	Account Type
0020	11592	Residential

Primary Owner Name and Address

O'CONNELL RACHEL J

PO BOX 218

GUFFEY, CO 80820-0218

[Additional Owner Detail](#)

Legal Description

T15 R72 S06 NE4

COVER MOUNTAIN RANCH

SUBDIVISION 1 (new) LOT 30

Physical Address

868 JULIA RD GUFFEY

[Comparable Sales Data](#)

Tax Information

2018 Tax Year

	Actual Value	Assessed Value
Land:	97,674	7,030
Improvements:	511,145	36,800
Total:	608,819	43,830
Estimated Mill Levy:		48.133
2018 Estimated Taxes:		2,110

2017 Tax Year

	Actual Value	Assessed Value
Land:	81,941	5,900
Improvements:	511,145	36,800
Total:	593,086	42,700
Mill Levy:		48.133
2017 Taxes:		2,055

Site Characteristics

Acres:	35.18
Property Access:	DEDICATED (COUNTY,STATE)
Topography:	SEVERAL BLDG SITES
Cover:	COVER
View:	AVERAGE
Live Water:	NONE
Well:	WELL
Sewer:	SEPTIC
Electricity:	AVAILABLE

Building Information**Building Count: 1**Additional Building Detail**Building: 1****Occupancy**

Description	%	Sq Ft
Single Family Residential	100	2,313

Building Characteristics

Style:	2 Story
Property Type:	Residential
Total Area:	2,313
Quality:	Good
Condition:	Good
Rooms:	6
Bedrooms:	2
Baths:	2
Year Built:	2015
Adjusted Year Built:	2015
Exterior:	Frame Siding
Interior:	Drywall+
Stories:	2
Percent Complete:	100

Areas & Additions

Description	Area or Units
FIRST STORY	1,590
SECOND STORY	723
Basement: Conc 8 ft	1,476
Basement: Finished	1,476
Garage: Attached	676
Garage: Detached	3,200
Porch: Cvr'd Wood Deck	192
Porch: Wood Deck	384
Dishwasher	1
Microwave with Fan	1

Property Detail

Range Hood Fan	1
Refrigerator	1
Bath 3	1
Bath 4	1
Sink Standard	1
D P Vinyl Window	1
Ample Custom Cabinets	1

Additional Building Detail**Deed Information**

Sale Date:	3/4/2011	Price:	75,000
Book:		Page:	
Deed Type:	Warranty Deed Jt Tenants	Reception Number:	678373
Previous Owner Name			
LEIDER ANNA JANE			

Additional Sales Detail

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The Park County Assessor's Office makes every effort to collect and maintain accurate data. However, Good Turns Software and the Park County Assessor's Office are unable to warrant any of the information herein contained.

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Database & Web Design by [Good Turns Software](#).

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No fee

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1 of 2

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Debra A Green
Park County Clerk

**PARK COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS
Resolution No. 2018 31**

RECEIVED
SEP 27 2018
WATER RESOURCES
STATE ENGINEER COLO.

**A RESOLUTION CONDITIONALLY APPROVING A COMMON
PLAT AMENDMENT CHANGING THE BOUNDARY LINE
BETWEEN COVER MOUNTAIN RANCH FILING 1, LOTS 29 AND
30, TO INCREASE THE SIZE OF LOT 30 TO APPROXIMATELY 35
ACRES, AND REZONING NEW LOT 30 FROM RESIDENTIAL TO
RESIDENTIAL ESTATE.**

WHEREAS, the applicant, Kevin F. Lloyd of Rampart Surveys, LLC, on behalf of the owners, Rachel O'Connell-Wickersham and Daniel Robert Wickersham (the "Applicants") has filed an application for a Common Plat Amendment to change the boundary line between Cover Mountain Ranch Filing 1, Lots 29 and 30, to increase the size of Lot 30 to approximately 35 acres and to rezone New Lot 30 from Residential to Residential Estate; and

WHEREAS, at a regularly scheduled meeting of the Park County Board of County Commissioners, the Board of County Commissioners reviewed the application and all supporting documentation, the recommendations of the Planning Department and the Park County Planning Commission, and the testimony of the Applicant and patrons, and was presented with no information to justify denial or rejection of the application; and

WHEREAS, based on the testimony and evidence presented at the public hearing the Board of County Commissioners determines and finds that compliance with the standards for approval of a rezoning set forth in Section 5-203 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence; and

WHEREAS, based on the evidence and testimony presented at the public hearing the Board of County Commissioners further finds and determines that compliance with the standards for approval of a common plat amendment set forth in Section 6-504 of the Park County Land Use Regulations has been demonstrated by clear and convincing evidence.

**NOW, THEREFORE, BE IT RESOLVED BY THE PARK
COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE
APPLICATION FOR A COMMON PLAT AMENDMENT AS SET
FORTH IN THE PLAT ON FILE HEREIN, AND TO REZONE NEW
LOT 30 FORM RESIDENTIAL TO RESIDENTIAL ESTATE, IS
APPROVED, SUBJECT TO THE FOLLOWING CONDITION:**

1. There are currently four accessory structures on New Lot 30, so no additional structures can be permitted on this property, per Park County Land Use Regulations.

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748280
2 of 2

8/2/2018 4:16 PM
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Debra A Green
Park County Clerk

Moved, seconded, and approved this 2nd day of August, 2018.

**PARK COUNTY BOARD OF COUNTY
COMMISSIONERS**


Mike Brazell, Chairperson

ATTEST:


Deputy County Clerk



RECEIVED
SEP 27 2018
WATER RESOURCES
STATE ENGINEER COLO.

STATE OF
COLORADO

DWRPermitsOnline, DNR <dnr_dwrpermitsonline@state.co.us>

Re: Form No. GWS-44

rachel wickersham <wickershamrachel@gmail.com>

Thu, Sep 27, 2018 at 10:57 AM

To: "DWRPermitsOnline, DNR" <dnr_dwrpermitsonline@state.co.us>

Ugh- I am SO not good at this computer scanner stuff! Here are the requested docs in proper full size PDF (I hope- LOL)...I had to attach the scanned signature page enlarged as best I could, but it still treated it like an image, so not sure if that will suffice :(

Sorry for this trouble!

[Quoted text hidden]

3 attachments**Guffey Property Deed.pdf**

517K

**Guffey Well Change of Use App.pdf**

144K

**Guffey Well Change of Use App Signature Scan.pdf**

675K

RECEIVED

SEP 27 2018

WATER RESOURCES
STATE ENGINEER COLO.