

Alles Taylor & Duke, LLC


3610 35th Avenue, Unit 6
Evans, Colorado 80620
(970) 330-0308

29 June 2023

To: The Town of Ault
TOWN CLERK
201 1st St. / P.O. Box 1098
Ault, Colorado 80610

Our client, Mr. David Janssen of Ault Colorado is requesting a Lot Line Adjustment. His business address is: 116 1st Street, Ault Colorado. He owns Lots 1 & 2 Block 1 of Curtis Subdivision, and Lot 5 Block 1 of McGlenn Addition. Mr. David Janssen would like to combine these said Lots into one Lot, thus creating "Continental Supply".

Included with this request is a Lot Line Adjustment Map for your review.



Scott Ducommun (LS. 37041)

for and on the behalf of "Alles Taylor Duke Surveying & Engineering, LLC."

David Janssen
for and on the behalf of "Continental Supply"

ATD Job #2023-012

Lot Line Adjustment Submittal Requirements

(Town of Ault | Revised November 16, 2022)

The following elements constitute an acceptable application for Lot Line Adjustment. An application is not considered submitted until all items are included in the application. (Note that depending on the size, scale and complexity of a proposal, some of the requirements below may be waived by Town Staff.)

APPLICATION DOCUMENTS					
Required if Checked	Submitted by Applicant	Project Name: <u>Continental Supply Lot Line Adjustment</u>			
		Case No.: _____			
<input type="checkbox"/>	<input type="checkbox"/>	Land Use Application Form (must be signed by Property Owner)			
<input type="checkbox"/>	<input type="checkbox"/>	Application Fees (see below)			
<input type="checkbox"/>	<input type="checkbox"/>	Cost Agreement			
<input type="checkbox"/>	<input type="checkbox"/>	Title Commitment (current within 30 days of application)			
APPLICATION FEES					
<input type="checkbox"/>	<input type="checkbox"/>	1. Minor Replat Fee: \$150.00			
<input type="checkbox"/>	<input type="checkbox"/>	2.			
<input type="checkbox"/>	<input type="checkbox"/>	3.			
<input type="checkbox"/>	<input type="checkbox"/>	4.			
<input type="checkbox"/>	<input type="checkbox"/>	Subtotal			
<input type="checkbox"/>	<input type="checkbox"/>	5. Administrative Fee and Safebuilt Fee			
<input type="checkbox"/>	<input type="checkbox"/>	(Additional fees may be required, depending on the number of resubmittals or changes by applicant, or if a Subdivision Agreement, Development Agreement or Construction Document Review is required.)			
<input type="checkbox"/>	<input type="checkbox"/>	Total			
<input type="checkbox"/>	<input type="checkbox"/>	Recording fees for final documents recorded with Weld County. (See below)			
<table border="1"> <tr> <td colspan="2">Paid from Cost Agreement?</td> <td><input type="checkbox"/></td> </tr> </table>			Paid from Cost Agreement?		<input type="checkbox"/>
Paid from Cost Agreement?		<input type="checkbox"/>			
LOT LINE ADJUSTMENT APPLICATION SHALL INCLUDE:					
<input type="checkbox"/>	<input type="checkbox"/>	1. Letter of Intent. The applicant shall provide a letter of intent addressed to the Town Clerk to serve as a cover letter to the formal application, introducing the applicant(s) to the Town Clerk, requesting a Lot Line Adjustment of the property and describing the proposed Lot Line Adjustment.			
<input type="checkbox"/>	<input type="checkbox"/>	2. Lot Line Adjustment Application. The Town's Land Use Application Form shall be completed, signed and dated.			
<input type="checkbox"/>	<input type="checkbox"/>	3. Cost Agreement for Payment of Development Review Expenses Incurred by the Town. The application shall be accompanied by signed standard Cost Agreement and Funds Deposit Agreement for the payment of development review expenses incurred by the Town.			
<input type="checkbox"/>	<input type="checkbox"/>	4. Written Consent. This must include signatures by all of the owners of all of the properties that would be affected by the proposed Lot Line Adjustment or their duly authorized agents.			
<input type="checkbox"/>	<input type="checkbox"/>	5. Lot Line Adjustment Map. A scaled site plan map (24" x 36") prepared by a licensed surveyor indicating: the standardized scale; date of preparation; north arrow; existing zoning; all existing boundaries shown as dashed lines; all proposed boundaries shown as solid lines; property address, lot size and property dimensions and bearings of all lots; location and dimensions of all existing structures; setbacks of all existing structures from new property lines; location, name and rights-of-ways widths for all adjacent streets and alleys; location and dimensions of all existing easements; names, address and phone numbers of applicant and owners; and the appropriate certifications and signature blocks as directed by Town Staff.			
<input type="checkbox"/>	<input type="checkbox"/>	6. Affected Properties. The legal descriptions of the properties affected by the adjustment, describing such properties before and after the proposed adjustment, and a legal description of the area subject to the adjustment.			