

FOR SALE

\$600,000

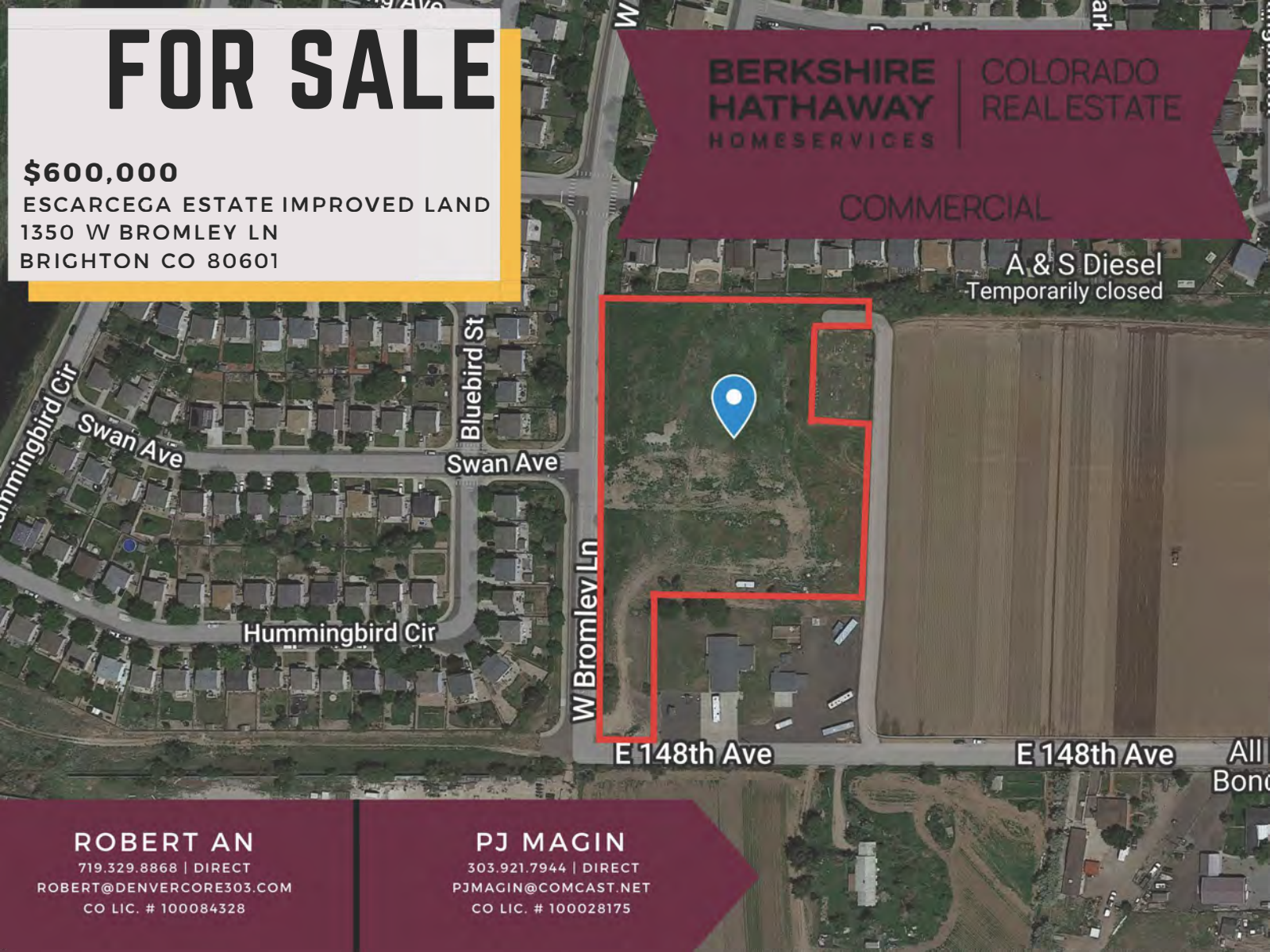
ESCARCEGA ESTATE IMPROVED LAND
1350 W BROMLEY LN
BRIGHTON CO 80601

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

COMMERCIAL

A & S Diesel
Temporarily closed



ROBERT AN

719.329.8868 | DIRECT
ROBERT@DENVERCORE303.COM
CO LIC. # 100084328

PJ MAGIN

303.921.7944 | DIRECT
PJMAGIN@COMCAST.NET
CO LIC. # 100028175

MARKETED BY:



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INVESTMENT SUMMARY

TRANSFORMING 3.4 ACRES INTO YOUR PRIVATE ESTATE NEIGHBORHOOD!!

CALLING ALL DEVELOPERS AND VISIONARIES! THIS EXTRAORDINARY 3.4-ACRE PARCEL IS YOUR CANVAS TO CREATE A PRIVATE ESTATE NEIGHBORHOOD, AND IT'S READY FOR ACTION RIGHT NOW.

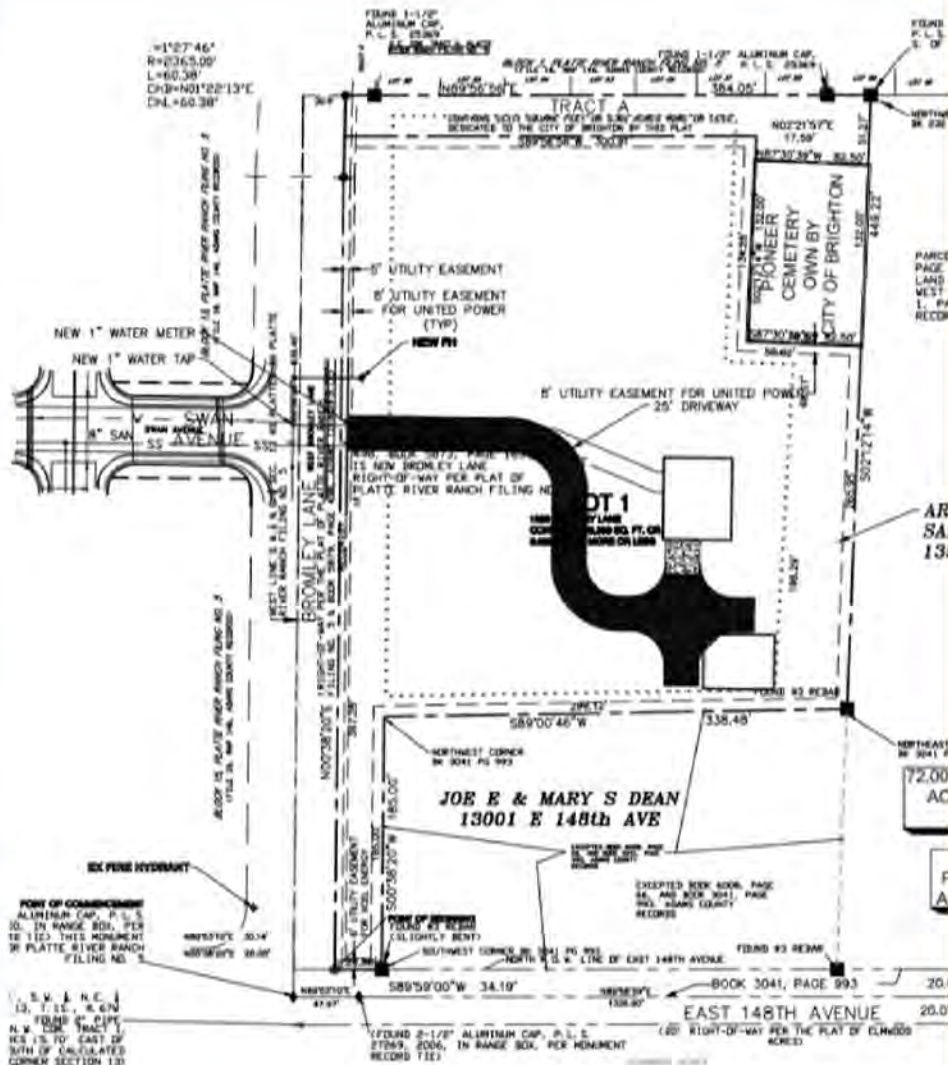
NESTLED IN THE HEART OF BRIGHTON, THIS INFILL LAND IS POISED TO BECOME THE CENTERPIECE OF A PRESTIGIOUS COMMUNITY. WHAT SETS THIS PROPERTY APART IS ITS INNATE POTENTIAL TO BE SUBDIVIDED INTO HALF-ACRE RESIDENTIAL LOTS, AND THE BEST PART? NO RE-ZONING IS REQUIRED, SAVING YOU PRECIOUS TIME AND EFFORT.

BUT THE ADVANTAGES DON'T STOP THERE. PICTURE THE ALLURE OF A PRIVATE ESTATE NEIGHBORHOOD, PERCHED SLIGHTLY ABOVE ITS SURROUNDINGS, OFFERING THE PROMISE OF BREATHTAKING MOUNTAIN VIEWS FROM SELECT LOTS. THIS IS A RARE CHANCE TO BUILD A COMMUNITY THAT CAPTURES THE ESSENCE OF LUXURY AND EXCLUSIVITY.

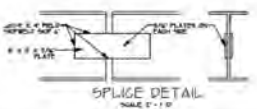
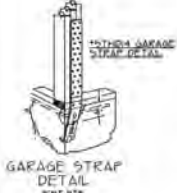
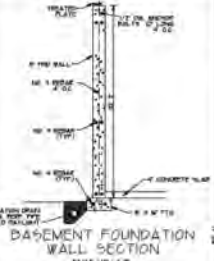
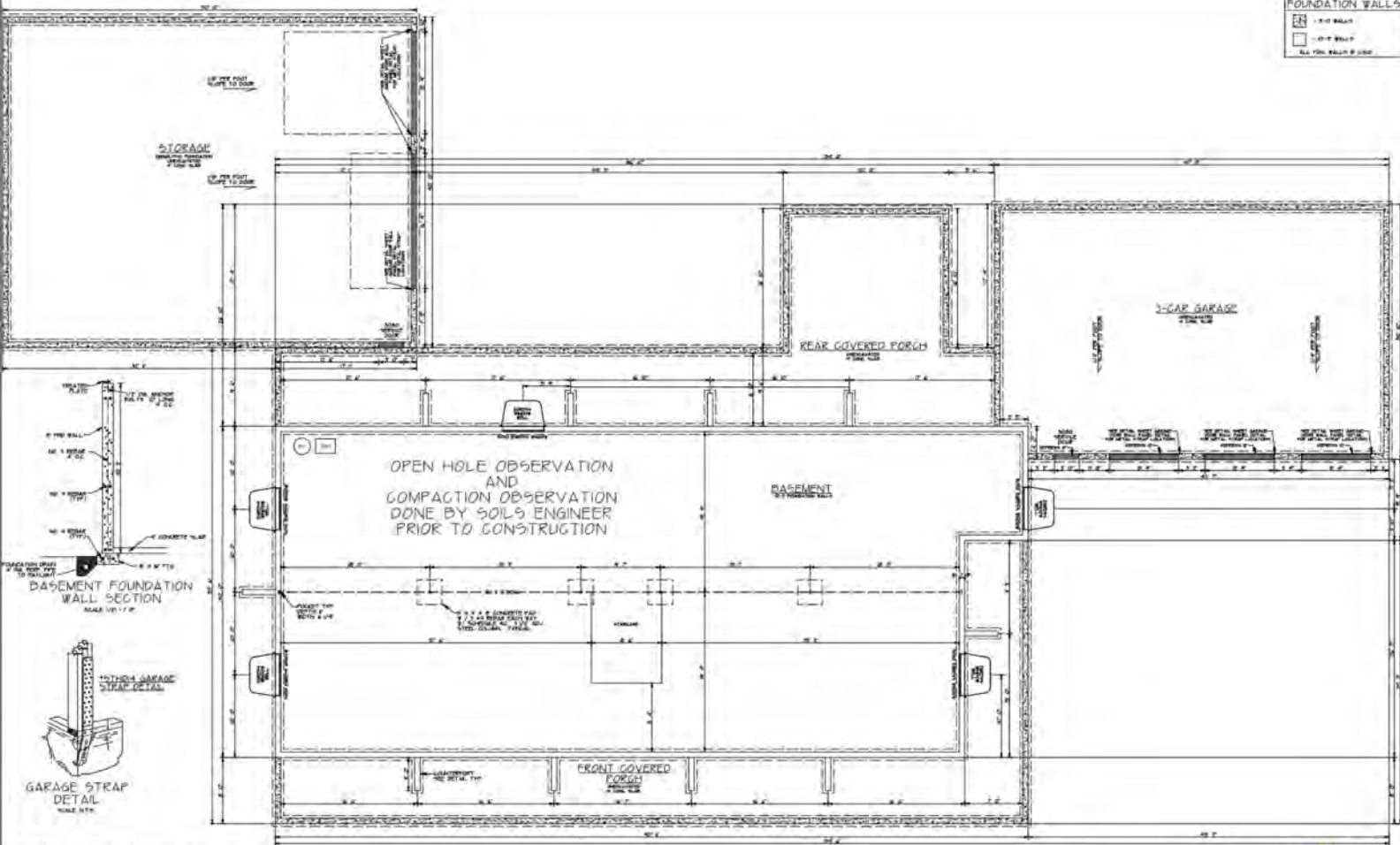
THE ESSENTIAL GROUNDWORK HAS ALREADY BEEN DONE. WATER AND SEWER TAPS ARE PREPAID, SIMPLIFYING THE DEVELOPMENT PROCESS. A COMPREHENSIVE SOILS TEST HAS BEEN CONDUCTED, ENSURING THE LAND IS READY TO SUPPORT YOUR VISION.

MOREOVER, THIS LAND IS ANNEXED INTO THE CITY OF BRIGHTON, WHICH MEANS YOU HAVE THE CITY'S SUPPORT AND ACCESS TO ITS SERVICES AND AMENITIES TO MAKE YOUR DREAM PROJECT A REALITY. PLUS, A SITE PLAN IS AVAILABLE FOR A SINGLE LOT, PROVIDING AN EASY STARTING POINT FOR YOUR VISION.

DON'T MISS THIS REMARKABLE OPPORTUNITY. ACT NOW. CALL FOR MORE INFO!



FOUNDATION WALLS	
	1'-0" WALL
	1'-6" WALL
	2'-0" WALL

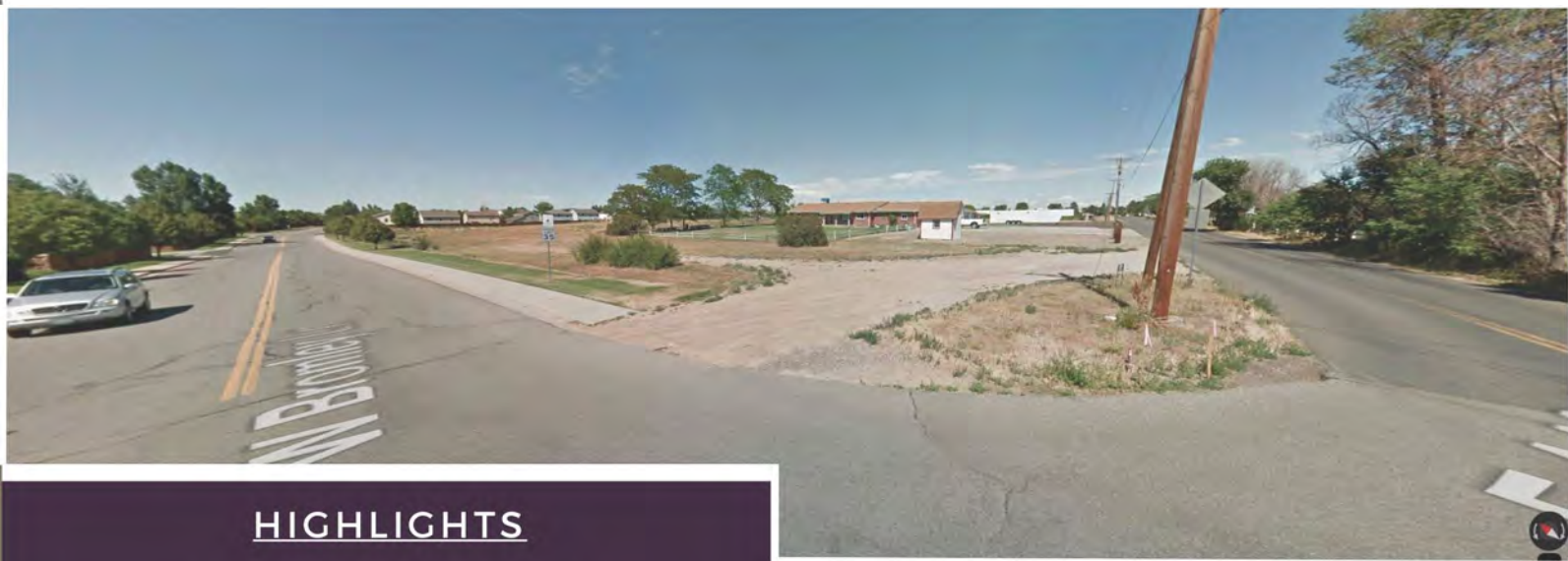


GENERAL NOTES & SPECIFICATIONS:

- THIS FOUNDATION PLAN IS DESIGNED FOR A SINGLE FAMILY HOME AT THE SITE SHOWN. A SOILS ENGINEER'S REPORT IS REQUIRED TO VERIFY THE SOILS CONDITIONS AND TO PROVIDE A RECOMMENDATION FOR THE FOUNDATION DESIGN. THE FOUNDATION DESIGN IS BASED ON THE ASSUMPTIONS AND RECOMMENDATIONS OF THE SOILS ENGINEER.
- ALL FOUNDATION WALLS SHALL BE CONCRETE WITH REINFORCEMENT. THE REINFORCEMENT SHALL BE PLACED AS SHOWN ON THE PLAN AND SECTION. ALL REINFORCEMENT SHALL BE EPOXY COATED.
- ALL FOUNDATION WALLS SHALL BE FINISHED WITH A 1/2" THICK CONCRETE FINISH. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A 1/2" THICK CONCRETE FINISH.
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Carl R. ...
 P.E. & P.O. No. ...
 FEBRUARY 1, 2010
 1000 ...
 1000 ...

FOUNDATION PLAN



HIGHLIGHTS

- SOIL TEST DONE 2020 (\$1,665)
- WATER AND SEWER TAP INSTALLED ON-SITE 2021 (\$45,000)
- ANNEXED INTO THE CITY OF BRIGHTON
- ZONED: RESIDENTIAL ESTATE
- EIGHT .5 ACRE LOTS ALLOWED WITHOUT REZONE
- 3.82 ACRES OF FLAT LAND AVAILABLE
- SITE PLAN AVAILABLE FOR SINGLE ESATE





Permit BP-20-01654

Code In Effect: 2021 International Building Codes/2023 NEC

AUTOMATED INSPECTION LINE (303) 655-2151

Date Issued: 01/13/2021

Parcel: 156903322019

Job Address: 1350 E BROMLEY LN Brighton, CO 80601

Description of Work: 8" sewer and 4" sewer service 3/4 water service

Contractor: Dream Builders - Raul Noe Martinez

Owner: ArmandoEscarcega

Type: Utility Permit-C/I

Approved plans **MUST** be retained on the job and this card **KEPT POSTED** until final inspections have been approved. All structures require a Final Inspection. Buildings may not be occupied until approved by the Building Official.

Notice

This permit becomes null and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

REQUIRED INSPECTIONS

Inspection	Inspector	Date
ROW/INF-Backfill/Patching	Joseph Leon	02/22/2021
ROW/INF - Clear Water Test		
ROW/INF - High Chlorine	Joseph Leon	02/23/2021
ROW/INF-Final Accept-Util		
ROW/INF-Pressure Test	Joseph Leon	02/23/2021
ROW/INF-Sewer Tap	Joseph Leon	02/22/2021
ROW/INF-Trenching	Joseph Leon	02/10/2021
ROW/INF-Water Tap(prim)	Joseph Leon	01/29/2021
ROW/INF-Fire Line Tap	Joseph Leon	02/22/2021
ROW/INF-New Sewerline Const	Joseph Leon	02/26/2021

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Permit Issued By: Tara Cisneros

Issue Date: 01/13/2021

48 HOURS BEFORE YOU DIG!
Call Blue Stakes, 1-800-922-1987 for Utility Locations

Inspection requests must be recorded before
4:00pm for next-day inspection service.

Western Engineering Consultants Inc LLC
 127 S. Denver Ave.
 Ft. Lupton, CO 80621

Invoice

Invoice #

10/24/2019 1254

Date

INVOICE SUMMARY

NO. DATE AMOUNT DATE PD. AMOUNT

791 3/18/15 \$1,650.00 10/16/14 \$150.00
 3/16/15 \$1,000.00
 3/19/15 \$500.00
 797 4/10/15 \$807.50 4/10/15 \$807.50
 818 7/17/15 \$1,917.50 7/20/15 \$1,917.50
 1111 6/29/18 \$2,683.75 6/29/18 \$2,683.75
 1139 10/01/18 \$1,478.75 10/02/18 \$1,478.75
 1254 10/24/19 \$1,381.25 10/xx/19 \$d,ddd.cc

Bill To
 Armando Escarcega
 205 N Denver Avenue
 Fort Lupton, CO 80621

Verbal/EmailDue on receipt

Description	Project	Budget Quantity	P.O. No.	INVOICE PERIOD	Terms
	Escarcega - 15000 Bromley		Class U/M	6/30/18-10/01/18	TOTAL INV. TO DATE
				Rate Amount	
ESCARCEGA - 1350 BROMLEY LANE					
I. INITIAL SERVICES, PLC MEET, DRC DOCS					
-Research documents, Discuss w/ Owner & Rep	T & M		0Sen Prj ...	135.00 0.00	\$2,227.50
-Attend PLC, Prepare Sewer route - Lot Layout			0Sen En...	115.00 0.00	\$2,502.50
-Revise Acces and Lot Layout			0 Clerical	55.00 0.00	\$151.25
SURVEYOR			0 SURVE...	0.00 0.00	\$650.00
II. FINAL PLAT / ZONING / CDS					
-Meet w/ Lisa Gard, Coord w Bayer			5Sen Prj ...	145.00 725.00	\$1,341.25
-Update Utility dwgs per Final Plat		6.25	Eng II	125.00 781.25	\$1,643.75
III. SUBCONSULTANTS / EXPENSES					
-Original Copies	T & M		0Proj Eng	125.00 0.00	\$0.00
-Amended Copies / Mylars			0 REPRO	200.00 0.00	\$0.00
-Traffic Engineer			0 Traffic	400.00 0.00	\$0.00
IV. SEWER ROUTE DESIGN					
-Provide Route, Profile, Details	T & M		0Sen Prj ...	145.00 0.00	\$1,160.00
			0Eng I	105.00 0.00	\$1,023.75
V. CONSTRUCTION SERVICES					
		\$6,500	0Sen Prj ...	135.00 0.00	\$0.00
			0Sen En...	110.00 0.00	\$0.00
			0 Clerical	60.00 0.00	\$0.00
TOTAL IN SCOPE	T & M				\$10,700.00
TOTAL FEES EXPENDED	T & M				\$10,700.00

CITY OF BRIGHTON
500 SOUTH 4TH AVE
BRIGHTON, COLORADO 80601
303-655-2017

TECH: STEPHANIE ROCHE
RECEIPT NO: CCR-351219
DATE: 01/06/2021

PAID BY: ARMANDO ESCARCEGA

SEWERPIF - SPB-SFD \$4,340.00
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

PERMIT FEE \$272.25
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

PERMITENO:W BP-20-01654 \$176.96
ADDRESS: 1350 E BROMLEY LN

SEWER TAP INSPECTION \$50.00
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

USE TAX \$309.38
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

WATER TAP INSPECTION \$50.00
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

WATER METER - PRIMARY \$335.80
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

WATER PIF - PRIMARY \$22,257.00
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

WATER RESOURCE - PRIMARY 2021 \$16,577.00
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

SEWER CONNECTION FEE COM/IND - \$1,395.00
PRIMARY
PERMIT NO: BP-20-01654
ADDRESS: 1350 E BROMLEY LN

CHECK \$45,763.39
REFERENCE: 13193535

TOTAL APPLIED \$45,763.39

DISCLAIMER NOTICES

NON-ENDORSEMENT

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