



R & R Tire and Auto

formerly

RAY'S GAS & TIRE

1471 Wagner Street, Strasburg, CO

Possible Rental Income Per Month

- Gas Station 500 to 600 Tanks removal completed by the State of Colorado
- Landscaping business West Side 300
- Fenced area on south side 200
- Small brick building 250
- Two bays in south end of building 675

Total Rental Income could be \$2,025.00 per month

- Square feet of building 2,240 sq. ft.
- Lot Size 3.439 acres or 149802 sq. ft.
- Year of Construction 1965
- Property Taxes \$3,486.93

Price: Offered at \$1,000,000

Leadbetter Webster Land Co. considers the information provided to be reliable and accurate, however, no guarantees are expressed or implied.



ARAPAHOE COUNTY
COLORADO'S FIRST

REAL PROPERTY TAX STATEMENT

Tax Year / Payable
2018 2019

Sue Sandstrom, Treasurer

5334 S Prince St Littleton, CO 80120-1136
(PH) 303-795-4550 (FAX) 303-347-2597
Hearing Impaired: Relay Colo: 711
www.arapahoegov.com/departments/tr

PIN: 034354549 AIN: 1983-04-1-07-001 TAG: 1306 Bill #: 2018302276 Mort Code:

Property Address: 1471 WAGNER ST

Current Owner

SENENIG RAY S
SENENIG PHILIP R
SENENIG OPAL F
KERBY STEVEN G

Legal Description:

LOT 1 SENSENIG SUB SubdivisionCd 054270 SubdivisionName SENSENIG SUB Block 000 Lot 001

Pay online at www.arapahoegov.com/departments/tr

Pay by phone at 1-877-387-7073

Visit our website or call 303-795-4550 for all payment options

Note: Service fee applies to e-check and credit card payments.

See reverse side of this form for additional information.

Tax Authority / Other Charges	Tax Rate	Original Amount Due	Valuation	Actual	Assessed
STRASBURG SCHOOLS # 31J	0.038373	1,669.23	Total	150,000	43,500
*ARAPAHOE COUNTY	0.013301	578.59	Messages		
ARAPAHOE COUNTY L.E.A.	0.004982	216.72	• Per CRS 39-10-103(2), your school general fund tax rate is 0.027016. In the absence of state funding, your school general fund tax rate would have been 0.090594.		
ARAPAHOE LIBRARY DISTRICT	0.005845	254.26	• In accordance with the Americans with Disabilities Act, this material may be made available in alternative formats upon request. Please contact the Treasurer's office.		
DEVELOPMENTAL DISABILITY	0.001000	43.50	• If you have recently filed bankruptcy, this is not a demand for payment.		
NORTH KIOWA BIJOU WATER	0.000022	0.96	• Electronic Payment Fees: There is a 2.45% service fee for credit card payments, a \$3.95 fee for payment with a Visa Debit card, and a \$1.50 fee for e-check payments. If your e-check does not clear, a \$20.00 return check fee will be charged.		
STRASBURG FIRE DIST	0.007626	331.73	• Payments must be received by the Treasurer's office or must be postmarked by the due date. Postage meter dates will not be accepted.		
STRASBURG METRO PARK&REC	0.005010	217.94			
STRASBURG WATER & SAN	0.004000	174.00			
Sub Total	0.080159	3,486.93			
Total		3,486.93			

Type	Charge/Adjustment
Original	3,486.93

Current Tax Year Amount	3,486.93
Payments	0.00
Current Year Taxes Due	3,486.93

* Represents a tax rate reduction

** Reduction in actual value

THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE

RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING IN PERSON BRING ENTIRE TAX STATEMENT

Make Checks Payable To:
Arapahoe County Treasurer
5334 S Prince St
Littleton, CO 80120-1136

DETACH HERE AND RETURN THIS COUPON WITH YOUR PAYMENT

REAL PROPERTY TAXES DUE IN 2019

Tax Year / Payable
2018 2019

PIN

034354549

AIN

1983-04-1-07-001
LS

Check here for a receipt

2nd Half Coupon 2

SECOND HALF DUE BY JUNE 17, 2019 \$1,743.46

RAY S SENSENIG
PO BOX 424
STRASBURG, CO 80136-0424



034354549250000174346700003486933

RAY'S GAS & TIRE
1471 WAGNER ST.

IF ALL OF PROPERTY RENTED: Possible rental income per month.

1. Gas station 500 to 600.
2. Landscaping business west side 300.
3. Fenced area on south side 200.
4. Small brick building 250.
5. Two bays in south end of building 675.

Total rental income could be \$2,025.00 per month.

Square feet of building.	2,240 sq. ft.
Lot size.	3.439 acres or 149802 sq. ft.
Year of construction	1965
Property taxes 2005	\$3,300.00

Prepared by; GEORGE CRONK
RE/MAX CHAMPIONS
550 EAST COLFAX AVENUE
BENNETT, COLO. 80102
Office 303-644-5533
Direct 303-594-7409



ARAPAHOE COUNTY COLORADO

Department of Development Services & Infrastructure Management
10730 E. Briarwood Ave., Ste. 100, Centennial, CO 80112 - (303) 795-4450 Fax (303) 798-6054

Date:

Time: am/pm

From:

Melissa Kendrick

To Fax #:

of Pages (including cover):

Please Deliver the Following Page(s) To:

Jonathan Carrick

- Was Sent By:
- Fax
 - Mail
 - Inter Office Mail

If you did not receive all pages(s), Please call: (303) 795-4450

Message:

TO: ALL APPLICANTS FOR PRELIMINARY OR FINAL PLAT, REPLAT, MINOR SUBDIVISION, PRELIMINARY DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN, MASTER DEVELOPMENT PLAN, FORMAL AMENDMENT TO PRELIMINARY DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN OR MASTER DEVELOPMENT PLAN, REZONING, USE BY SPECIAL REVIEW, OR SPECIAL EXCEPTION

If the property included in your application contains a severed mineral estate, you are required by House Bill 01-1088, effective July 1, 2001, to provide notice to such severed mineral estate owners and to Arapahoe County, pursuant to § 24-65.5-103, C.R.S. Such notice must be mailed at least 30 days prior to the initial public hearing, which, in most cases, will be at the Planning Commission. For a final plat which is only reviewed by the Board of County Commissioners, such notice must be mailed at least 30 days prior to the Board's meeting date to consider this item. For a special exception which is approved by the Board of Adjustment, such notice must be mailed at least 30 days prior to the Board of Adjustment hearing date.

All applicants for the above land use items shall submit a title commitment to the County as part of their application. If either you, your attorney or the County concludes that the title commitment indicates the property in question has a severed mineral estate, you will need to certify in writing that notice has been provided to the mineral estate owner, pursuant to § 24-65.5-103(1), C.R.S. Failure to provide the above certification will result in your application being postponed until such time as the required certification has been provided to the County. If the title commitment indicates that there is no severed mineral estate for the property in question, or that it would be impossible, as determined by the County, to ascertain the current mailing address of the mineral estate owner(s), the notice provisions of House Bill 01-1088 shall not apply to your application.

A copy of House Bill 01-1088 is attached. Please be advised that the Planning Division is not allowed to provide you with legal advice regarding the above legislation. Such questions should be directed to your attorney.

Project Name: _____

Case No. _____

CERTIFICATION REGARDING NOTICE TO SEVERED MINERAL ESTATE OWNERS

I, _____, on behalf of the applicant in the above-referenced project, hereby certify that notice has been provided to all mineral estate owners of the project property, more particularly described in case file, pursuant to § 24-65.5-103(1), C.R.S., and that a copy of the notice is attached hereto.

Name

Title

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 2001, by _____.

Witness my hand and official seal.

(SEAL)

Notary Public

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office - Richmond, Virginia

SCHEDULE B

Policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.
6. Taxes for the year 1973 and subsequent years. Special assessments or charges not certified to the County Treasurer.
7. Reservation appearing in Patents from the United States, substantially as follows: "Excepting and reserving all vested and accrued water rights and reserving the right of way for ditches and canals constructed under the authority of the United States and subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law."
8. Annual assessments or periodic charges levied by virtue of the inclusion of subject property within local improvement and/or service districts.
9. Dedication by County Commissioner of all section lines as rights of way for the purpose of public roads or highways.
10. Title to all minerals within and underlying the premises, together with all mining and drilling rights and other rights, privileges and immunities relating thereto.
11. All existing roads, highways, ditches, utilities, reservoirs, canals, pipelines, power, telephone or water lines, railroads and rights of way and easements therefor.
12. Deed of Trust from Opal F. Sensenig and Ray S. Sensenig to the Public Trustee for the benefit of H. Crowell Hall, Jr. to secure \$55,000.00, dated May 1, 1973 and recorded December 27, 1973 in Book 2199, Page 463.

ARAPAHOE COUNTY COLORADO
DEVELOPMENT SERVICES/INFRASTRUCTURE MANAGEMENT
PLANNING DIVISION
David M. Schmit, P.E., Director

COPY

June 15, 2001

CARRICK ENGINEERING
JONATHAN CARRICK
PO BOX 709
STRASBURG, CO 80136

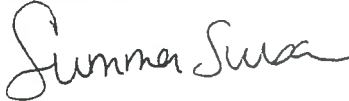
RE: Referral Packet Submittal,
Case: P00-181, Sensenig / Minor Subdivision

Arapahoe County has received your outside referral packets and found them to be complete. The Development Services/Infrastructure Management Department will mail the referrals to the outside agencies on *June 19, 2001*, and comments will be due to the County by *July 19, 2001*. The Development Services/Infrastructure Management Department will review all outside referral comments and issue a summary comment letter stating the concerns, which need to be addressed. If major issues/concerns arise from either County requirements or outside referral agencies, a second meeting will be scheduled by the Case Manager with the applicant to discuss the comments.

A Planning Commission date of August 21, 2001, and a Board of County Commissioners' hearing date of September 11, 2001, has been scheduled for this case. Staff can not guarantee this date unless complete submittals are prepared and applicant responses are received in a timely manner.

If you have any questions please feel free to contact this office at 795-4450.

Sincerely,



Summer Sursa
Planning Division
Arapahoe County

Cc: Case Planner, Melissa Kendrick
Case Engineer, Jon Williams

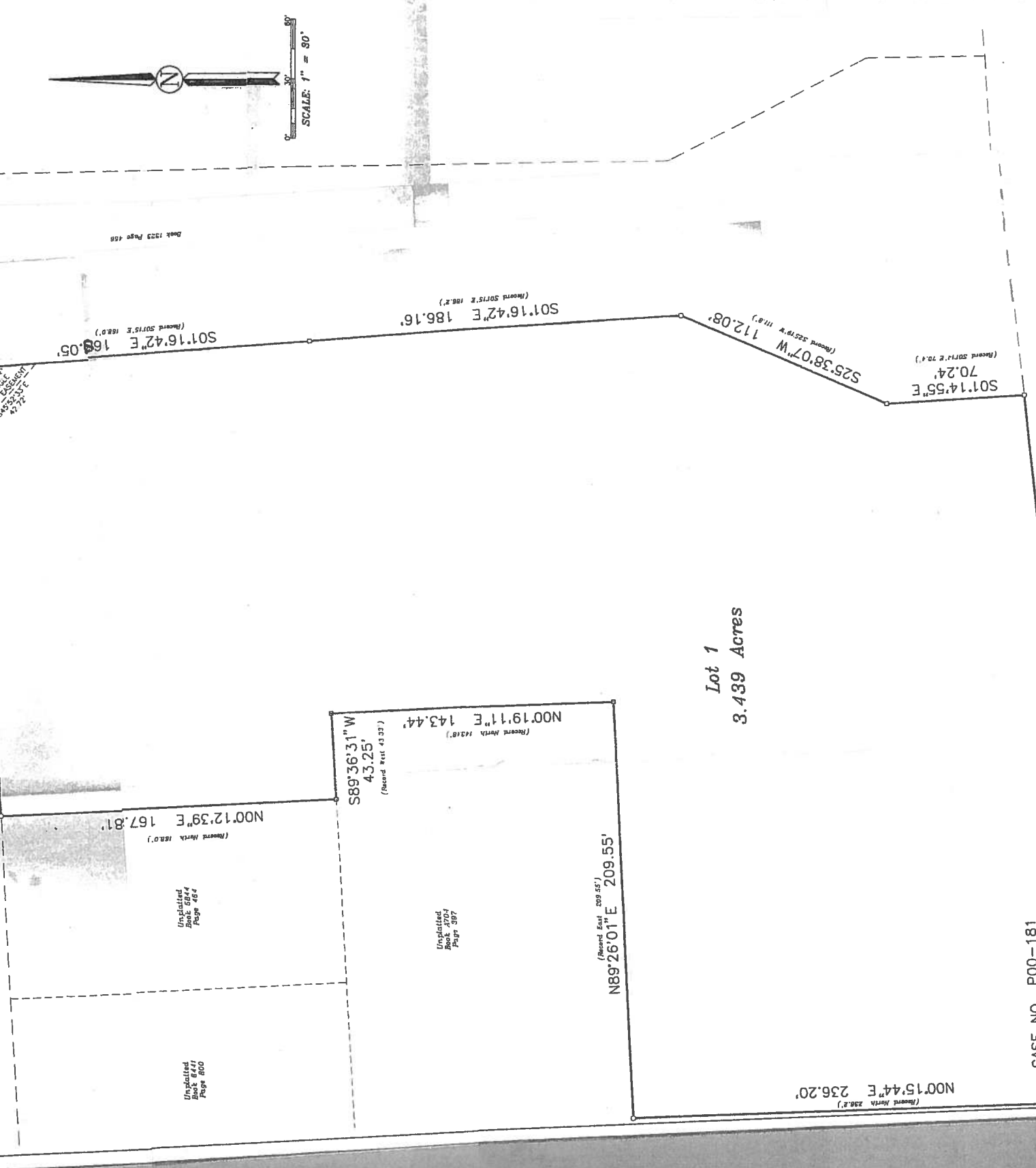
\\ADM-NWS\DATA\GROUPS\DSIMPL\REFERRALS\PHASE II OUTSIDE REFERRAL LETTER-PLAN ASST\2000
CASES\P00-181.doc 06/14/01

SENSENG SUBDIVISION

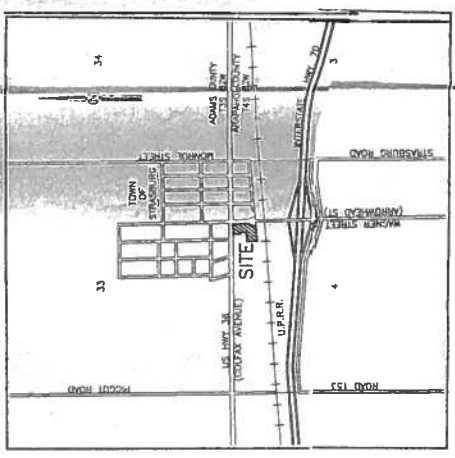
A MINOR SUBDIVISION
 LOCATED IN THE N.W.1/4 OF THE N.E.1/4 OF
 SECTION 4, T.4S., R.62W., 6th P.M.
 ARAPAHOE COUNTY, COLORADO

U.S. Hwy. No. 36
 SOLAR BEARING S89°31'36"W 2648.17'
 (Record 589323P)
 Basis of Bearing, North Line of the N.E.1/4 of Section 4
 (Colfax Avenue)

N89°31'36"E 226.38'
 (Record N893136E 226.4')



VICINITY MAP
 SCALE: 1" = 2000'



LEGEND

- = FOUND 2" PIPE WITH 3/25" ALUM. CAP N.E. CORNER SECTION 4, LS 12330
- ◇ = FOUND 3/4" BEARS WITH 7" ALUM. CAP N.1/4 CORNER SECTION 4, LS 18475
- = SET 1/2" BEARS WITH YELLOW PLASTIC STAMPED "RUSSELL LS 23519"
- = FOUND 1/2" BEARS WITH YELLOW PLASTIC CAP STAMPED "ROBINSON ENGINEERING LS 732"
- = FOUND 3/8" BEARS WITH ORANGE PLASTIC STAMPED "LS 7006"
- = FOUND AND/OR SET SPIKE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N.W.1/4 OF THE N.E.1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE N.E. CORNER OF SAID SECTION 4, FROM WHENCE THE N.1/4 CORNER OF SAID SECTION 4 BEARS ON A SOLAR BEARING OF S89°31'36" W A DISTANCE OF 2648.17' THENCE S89°31'36" W A DISTANCE OF 1430.07 FEET (Record 589323P) (1430.77') TO THE TRUE POINT OF BEGINNING, THIS POINT IS SITUATED AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 4 WITH THE WEST R.O.W. LINE OF WAGNER STREET AS DESCRIBED IN BOOK 1233 AT PAGE 454;
 THENCE S01°16'42"E ALONG SAID WEST R.O.W. LINE OF WAGNER STREET A DISTANCE OF 143.44 FEET TO THE POINT OF BEGINNING OF THE COURSE DESCRIBED IN BOOK 1278 AT PAGE 352 THE FOLLOWING THREE (3) COURSES:
 1. S01°16'42"E A DISTANCE OF 143.44 FEET (Record 589323P) (143.44')
 2. S25°38'07"W A DISTANCE OF 112.08 FEET (Record 5253807W 112.08')
 3. S01°14'55"E A DISTANCE OF 70.24 FEET (Record 5011455E 70.4')
 THENCE S85°52'22"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 357.03 FEET (Record 5855222W 357.03')
 THEN A SOUTHERLY LINE, THEN AN ERLY LINE AND THEN A NORTHERLY LINE OF THAT PARCEL DESCRIBED AT BOOK 1404 PAGE 397 THE FOLLOWING FOUR (4) COURSES:
 1. N00°19'11"E A DISTANCE OF 236.20 FEET (Record North 236.2')
 2. N00°19'11"E A DISTANCE OF 143.44 FEET (Record North 143.44')
 3. N00°19'11"E A DISTANCE OF 143.44 FEET (Record North 143.44')
 4. N00°19'11"E A DISTANCE OF 143.44 FEET (Record West 143.44')
 PAGE 454 A DISTANCE OF 187.8 FEET (Record North 188.0') TO THE CITY R.O.W. LINE OF SAID U.S. HIGHWAY NO. 36, WITH R.O.W. LINE THAT IS 70 FEET (70') AND PARALLEL WITH THE NORTH LINE OF THE N.E.1/4 OF SECTION 4 A DISTANCE OF 226.38 FEET (Record N8932307E 226.4') TO THE TRUE POINT OF BEGINNING.
 CONTAINING 3.439 ACRES.

Lot 1
 3.439 Acres

CASE NO. P00-181

S85°52'22"W 357.03'
 (Record 5855222W 357.03')

U.P.R.R.

SURVEYING CERTIFICATE

I, CHARLES H. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT THE MEASUREMENTS THEREON ACTUALLY MADE AND THE PLAN ACCURATELY REPRESENTS SAID SURVEY.
 CHARLES H. RUSSELL
 COLORADO P.L.S. 23519
 JANUARY 10, 2001

BASIS OF BEARING

BEARINGS ARE BASED ON A SOLAR BEARING OF S89°31'36" W FOR THE NORTH LINE OF THE N.E.1/4 OF SECTION 4, T.4S., R.62W., 6th P.M., USING THE HOUR ANGLE METHOD AND OBSERVED THE SUN ON NOVEMBER 10, 2000. (1955 C.D.O.H. S89323P)

NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ANY BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO STATE PRISON 10-4-500. OF THE COLORADO REVISED STATUTE.

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY
 A.D., 200 _____

CHAIR: _____
 ATTEST: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY
 A.D., 200 _____

CHAIRMAN: _____
 ATTEST: _____

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY
 BOOK _____ PAGE _____ IMP _____ IN RECEPTION NO. _____

COUNTY CLERK AND RECORDER
 BY: _____
 DEPUTY

RUSSELL SURVEYING
 Dave Crum, Will Traylor
 Charles H. Russell, PLS
 P.O. Box 1403, Paonia, Colorado 81428
 (970) 527-5404

SENSENG SUBDIVISION
 A MINOR SUBDIVISION LOCATED IN THE
 N.W. 1/4 OF THE N.E.1/4 OF
 SECTION 4, T.4S., R.62W., 6th PM
 ARAPAHOE COUNTY, COLORADO

REVISIONS
AUGUST 8, 2000
JANUARY 10, 2001

DATE OF SURVEY: 09-19-99
 DATE OF PLAN: 09-19-99
 DATE OF RECORDING: 09-19-99

BENCH MARK
 5394.64