

Application for Lot Split

Delta County application for lot split involving a single parcel located in the Town of Hotchkiss into two lots.

Date: September 29, 2025

Information on Applicant

Delta County, Colorado a body politic and corporate
c/o John F. Baier
Delta County Attorney
970-874-2090
jbaier@deltacountyco.gov

Information on Property Owner

Gladys B. Carpenter
Carl J. Carpenter
PO Box 82
Hotchkiss, CO 81419
970-361-8421 (Carl)

Information on Property

Delta County Parcel No. 3243322000012
Assessor Account No. R008280
Address: TBD Hwy 92, Hotchkiss, CO 81419

Legal Description of portion to be sold to Delta County:

Part of the SE 1/4 NW 1/4 of said section 32, Township 14 South, Range 92 West of the 6th Principal Meridian. More particularly described:

Beginning on the south line of the SE 1/4 NW 1/4 of said section 32, whence the southwest corner of the SE 1/4 NW 1/4 of said section 32, bears N. 89°44'24" W., 668.62 ft. dist.; thence N 01°02'11" E 390.28 ft. dist., to a fence, thence along the fence the following calls: along a curve to the right with an arc length of 72.70 ft. dist., a radius of 336.00 ft. dist., and a chord bearing of S. 69°55'39" E., 72.56 ft. dist.; thence along a compound curve to the right having an arc length of 79.64 ft. dist., a radius of 206.00 ft. dist., a chord bearing of S. 52°03'23" E., 79.15 ft. dist.; thence S. 41°43'35" E., 51.02 ft. dist.; thence S. 39°14'26" E., 52.51 ft. dist.; thence along a curve turning to the right having an arc length of 157.77 ft. dist., a radius of 256.00 ft. dist., and a chord bearing of S. 22°09'38" E., 155.29 ft. dist., thence S. 04°04'58" E., 52.62 ft. dist.; thence S 03°13'08" E 42.93 ft. dist., to the south line of the SE 1/4 NW 1/4 of said

section 32, thence along the south line of the SE 1/4 NW 1/4 of said section 32, N. 89°43'49" W., 269.54 ft. dist., more or less to the point of beginning. Containing 1.81 acres.

Delta County has worked with the Property Owners to purchase the area including the newly constructed Miners Trail and all the area south to the property line (1.81 acres). See attached map showing approximately the area being sold to Delta County in blue. Also see attached Property Owner Permission signed by both owners of the property.

The use of the Property will not change. There are no plans for additional development. This area is bordered by both private and public uses. This lot split is to ensure continued public access and use to the Property.

Delta County has already purchased the majority of "H-Hill" (part of former adjacent parcel No. 324332200011; now parcel Nos. 324332200030 and 324332200029) from the Carpenter family. That parcel was located in unincorporated Delta County (outside the Town of Hotchkiss). This is also visible on the attached map; note, the GIS mapping information showing the property split has not been updated at this time. This lot split will allow the entirety of the H-Hill to be purchased by Delta County.

Thank you.

Property Owner Permission

(This document must be signed by property owner if owner is not the Applicant making the request)

I Gladys B. Carpenter, Owner of the property addressed
Parcel 32433 2200012
as 1335 Hwy 92 - Hotchkiss, Do hereby, give my permission for

applicant listed above to apply for this request with my knowledge.

Delta County

Delta County Attorney- John Balier

Mailing Address: P.O. Box 82 Hotchkiss, CO

Phone Number: 970-872-3456

E-mail address: _____

Signature of Property Owner: Gladys B. Carpenter

DATE: 7/21/25

Property Owner Permission

(This document must be signed by property owner if owner is not the Applicant making the request)

I Carl J. Carpenter, Owner of the property addressed
Parcel 324332200012
as 1335 Hwy 92 - Hotchkiss, Do hereby, give my permission for

applicant listed above to apply for this request with my knowledge.

Delta County
Delta County Attorney - John Baier

Mailing Address: 1335 Hwy 92

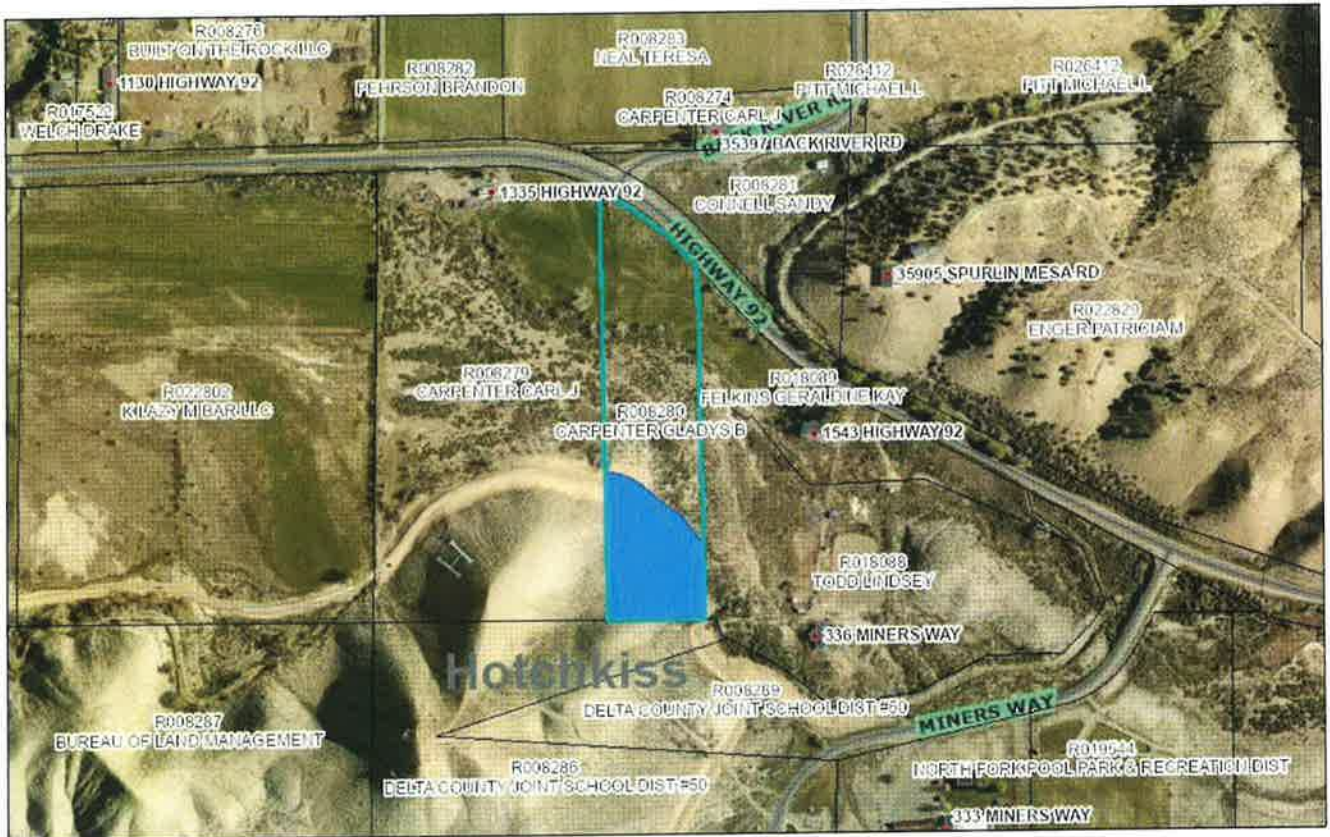
Phone Number: 970-361-8421

E-mail address: Cj.carpenter1971@gmail.com

Signature of Property Owner: Carl J. Carpenter

DATE: 7-21-25

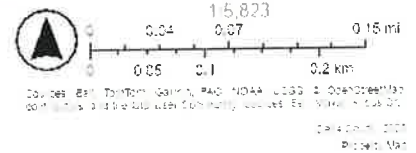
Delta County, Colorado



9/29/2025 3:35:01 PM

-  Address Points
  Town Boundary
-  Tax Parcels
  Roads
-  Structures
  Delta County Boundary

World_Hillshade



QUITCLAIM DEED

THIS DEED, dated this 17th day of March, 2008, between JAMES WILLIAM CARPENTER and GLADYS B. CARPENTER, of the County of Delta and State of Colorado, grantors, and JAMES WILLIAM CARPENTER, GLADYS B. CARPENTER and CARL J. CARPENTER, as Joint Tenants, whose legal address is P.O. Box 82, Hotchkiss, CO 81419, of the County of Delta and State of Colorado, grantees,

WITNESS, that the grantors, for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantees, their heirs, successors and assigns forever, as **joint tenants and not as tenants in common**, all the right, title, interest, claim and demand which the grantors have in and to the real property, together with improvements, if any, situate, lying and being in the County of Delta and State of Colorado, described as follows:

A tract of land lying in the SE¼ of the NW¼ of Section 32, Township 14 South, Range 92 West of the 6th P.M., bounded and described as follows: Beginning at a point on the South line of the SE¼ NW¼ of Section 32 from which the center ¼ of said Section 32 bears North 89° 47' East 392.8 feet and running thence South 89° 47' West 274.5 feet along said subdivision line; thence North 0° 33' East 1222.6 feet to the South boundary of Colorado Highway 92 right-of-way; thence along said right-of-way which runs generally South 58° 15' East 58.6 feet; thence South 52° 46' East 95.3 feet; thence South 46° 33.5' East 76.4 feet; thence South 41° 36' East 137.5 feet; thence leaving said right-of-way, South 0° 34' West 977.8 feet to the point of beginning.

also known by street and number as TBD, Hotchkiss, CO 81419, assessor's schedule or parcel number 324332200012.

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 grantors, either in law or equity, to the only proper use, benefit and behoof of the grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

James William Carpenter
James William Carpenter, Grantor

Gladys B. Carpenter
Gladys B. Carpenter, Grantor

STATE OF COLORADO)
) §
County of Delta)

The foregoing instrument was acknowledged before me this 17th day of March, 2008, by James William Carpenter and Gladys B. Carpenter, the Grantors.



Sandra K. Wilson
Notary Public
My commission expires 6-9-09

My Commission Expires 06/09/2009

Property Record Card

DELTA COUNTY Delta County Assessor

CARPENTER GLADYS B
CARPENTER CARL J

Account: R008280
 Tax Area: CMR - - CMR
 Acres: 6.300

Parcel: 324332200012
 Situs Address:
 HOTCHKISS, 81419

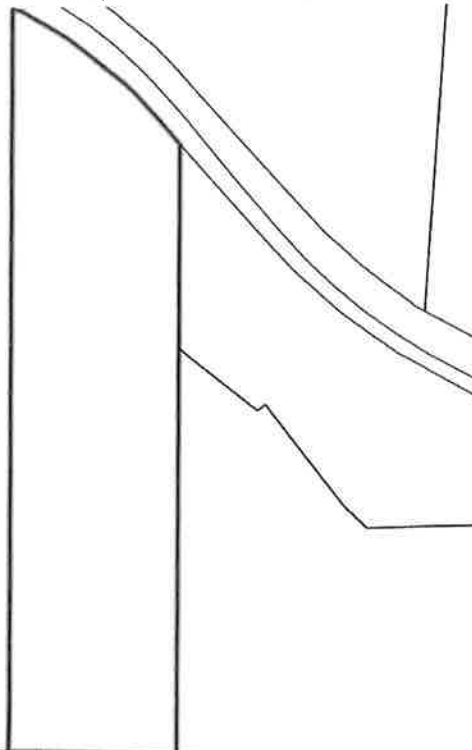
PO BOX 82
 HOTCHKISS, CO 81419-0082

Value Summary

Value By:	Market	Override
Land (1)	\$1,319	N/A
Land (2)	\$28	N/A
Total	\$1,347	\$1,347

Legal Description

HOTCHKISS 81419 S: 32 T: 14S R: 92W Subdivision: WEATHERBY
 ADDITION TOTAL 6.3 AC +- SEC 32 T14S R92W 6PM PT OF
 WEATHERBY ADD TO HOTCHKISS SOUTH OF HWY BK 6 PG 91
 BK 490 PG 385 (R-390781) BK 502 PG 293 BK 580 PG 184 BK 731 PG
 101 R-623874 R757763 DC



Public Remarks

Entry Date	Model	Remark
01/21/1987		JC 1-21-87
05/26/2009		SENT AG QUEST SM-06/04/2009-AG QUEST REC'D-NN

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
623874	03/17/2008	QJ	UV	Y	\$0	N/A	\$0	N/A	\$0	N/A
B: 731 P: 101	11/08/1994	WJ	UV	Y	\$10,000	13.47	\$10,000	13.47	\$10,000	13.47

Land Occurrence 1

LVal	417600 - IV 345	AC	Abstract Code	4176 - 4176 - irrigated IV, areas 3, 4, & 5
Lot Front	0		Lot Depth	0
Adj 1	100		Adj 2	100
Adj 3	100		Adj 4	100
Neighborhood	31001 - HOTCHKISS		Road	0 - N/A
TOPO	0 - N/A		Utilities	0 - N/A

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Appr Dist	4 - CRAWFORD/HOTCHKISS- ROGER	Ag Subdivision	30003 - HOTCHKISS OTHER
Use Code	4000	Review Date	201202 - 12-Feb

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AC	2			2
Total	2.00			2.00
	Value	Rate	Rate	Rate
	\$1,319	659.50		659.50

Land Occurrence 2

LVal	447300 - GRAZE VIII AC	Abstract Code	4473 - 4473 - graze VIII
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	31001 - HOTCHKISS	Road	0 - N/A
TOPO	0 - N/A	Utilities	0 - N/A
Appr Dist	4 - CRAWFORD/HOTCHKISS- ROGER	Ag Subdivision	30003 - HOTCHKISS OTHER
Use Code	4000	Review Date	201202 - 12-Feb

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
AC	4.3			4.3
Total	4.30			4.30
	Value	Rate	Rate	Rate
	\$28	6.51		6.51

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
4176	4176 - irrigated IV, areas 3, 4, & 5	\$1,319	\$356	\$1,319	\$356	\$1,319	\$356
4473	4473 - graze VIII	\$28	\$8	\$28	\$8	\$28	\$8
Total		\$1,347	\$364	\$1,347	\$364	\$1,347	\$364