



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

1. Development Application Form (pg. 5)
 2. Application Fees (see pg. 2)
 3. Written Explanation of the Project Pages 10-11
 4. Site Plan Showing Proposed Development Pages 12-13
 5. Proof of Ownership (warranty deed or title policy) Page 14
 6. Proof of Water and Sewer Services Water & Septic were installed prior to my purchase
 7. Proof of Utilities (e.g. electric, gas) Page 15
 8. Legal Description This is located on page 16 tax bill
 9. Certificate of Taxes Paid Page 16
 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
 11. Certificate of Surface Development (pg. 8-10) Items 10 & 11 are being removed and an email from Mr Barns is on page 17
- Supplemental Items (if applicable) *Contact County staff for supplemental forms

1. Traffic Impact Study
2. Neighborhood Meeting Summary
3. Solid waste transfer station*
4. Solid waste composting facility*
5. Scrap tire recycling facility*
6. Inert fill*

| Application Fees | Amount | Due |
|---------------------------|--|-------------------------------------|
| Conditional Use Permit | \$1,100 (\$400 per additional residential request/ \$600 per additional non-residential) | After complete application received |
| Adams County Health Dept. | \$360 (Level 3) For Solid Waste Use Only | After 1st Staff Review is Completed |

Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

6. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

7. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

8. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



DEVELOPMENT APPLICATION FORM

Application Type:

| | | |
|--|--|--|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final | <input type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use | <input type="checkbox"/> Other: _____ |

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Renee McGrath
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: 43200 E 136th Ave Hudson Co 80642
Legal Description: SECT, TWN, RNG: 30-1-63 DESC: NE4 NW4 39/74A
Parcel #(s): 0156300000113

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

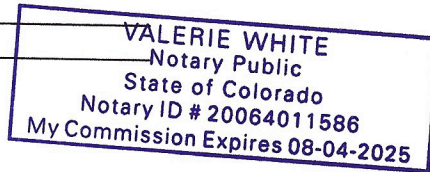
or

x I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 2-6-23 Applicant: Renee McGrath

By: Renee McGrath
Print Name: Renee McGrath
Address: 43200 E 136th Ave
Hudson CO 80642

STATE OF COLORADO)
)
COUNTY OF ADAMS)



Subscribed and sworn to before me this 6th day of February, 2023, by Renee McGrath.

Witness my hand and official seal.

My Commission expires: 08/04/2025 Valerie
Notary Public

After Recording Return To: _____ Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, _____
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

APPLICANT’S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, _____ (the “Applicant”) by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description:_____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a “_____” area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
 By: _____
 Address: _____

STATE OF COLORADO)
)
 COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission expires: _____
 Notary Public

After Recording Return To: _____ *Name and Address of Person Preparing Legal Description:*

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

Written Explanation of the Project

Tail Waggin LLC

This business is to board around 30 dogs at any given time. We will not be boarding cats or breeding dogs at this facility. Operating hours are 8 am - 6 pm Monday - Saturday and 10 am - 5 pm on Sundays. During these times, drop off and pick up is still by appointment only. Tail Waggin is closed during all major holidays. We plan to provide transportation for the dogs and allow them to be dropped off. The facility will be run solely by Renee & Kevin McGrath, working full-time. We plan to add 2-3 people as we get busier. They might help with the transportation of dogs, the daily routine, and general maintenance. Lastly, we live on-site, enabling us to make quick and fast decisions to remedy any issue and monitor 100% of everything to ensure things are going smoothly.

Daily Schedule is as follows for the dogs and our daily routine:

- 6:00 - 7:30 am quick morning play and morning potty breaks
- 7:30 am: Check-in Begins
- 7:30 am – 9:00 am: Breakfast (in their pins)
- 9:00 am – 11:30 am: Play
- 11:30 am – 2:00 pm: Nap Time
- 2:00 pm – 7:00 pm: Play & Dinner (in their pins)
- 6:00 pm: Doggie Day Care Check-out Time
- 7:00 pm: Evening Tuck-in
- 9:00 - 10:00 quick good night play and a potty break (at night time, the facility is monitored by Ring Cameras)

Everything is subject to change.

During all potty breaks, and outside play times, we will take the time to pick up the dog waste. We will have multiple 5-gallon buckets with trash bags. These bags will be disposed of daily in the dumpster. We use arrowhead trash service, which provides weekly pick-up to keep involuntary smells away.

We take care of the typical indoor maintenance during indoor playtime and nap time. We have a septic system on site. Because of this, we will be sure to take extra caution and follow all TCHD guidelines. We will not allow throw-up or other

solid waste into the septic system. We will utilize paper towels as much as possible for wet waste to keep this waste from being disposed of in the septic system.

We have a washroom with sinks that will hold industrial mops and mop buckets. This is where we will get the water to clean the facility and store cleaning supplies. We will also have an industrial central vacuum system with multiple ports around the facility for dry messes, such as hair, spilled food, etc. Once full, it will be bagged and disposed of in the dumpster. This washroom is also where we will store our germicidal disinfectants used daily to help prevent fleas and ticks. These disinfectants will aid in killing bacteria, viruses, fungi, and even canine parvovirus.

Care for the neighbors:

Being by appointment only would cut down on traffic in terms of multiple people showing up at once. We also hoped that offering to transport their dog for them would help.

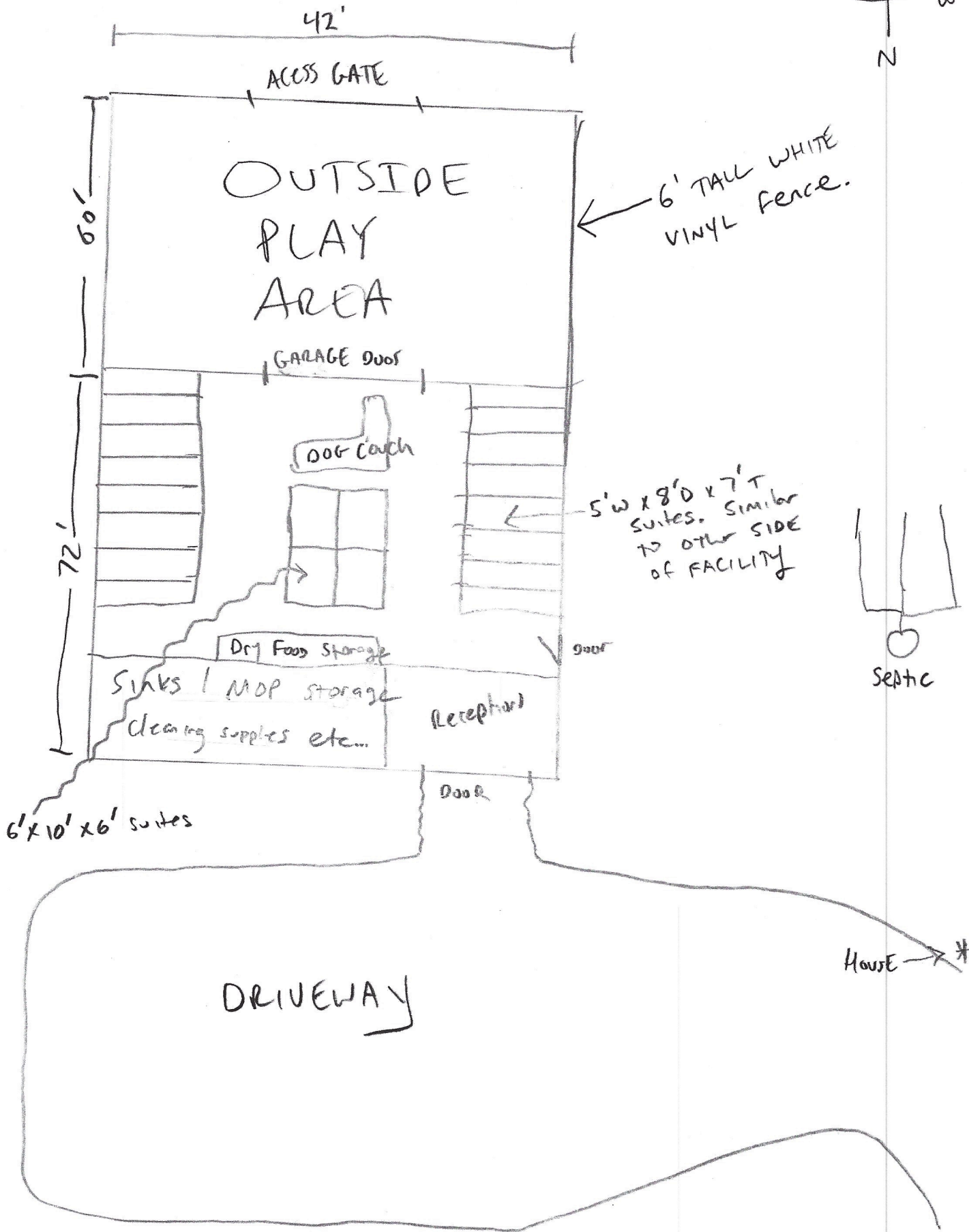
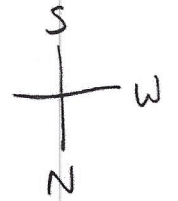
While the dogs are outside, it will be essential for us to keep their noise levels to a minimum. We have built a 6' tall vinyl privacy fence to reduce noise. The facility is insulated as well to help with noise. All doors are to remain shut as another effort to limit noise. We will care for noise levels for the neighbors and the Adams county ordinance.

We have ten neighbors. Three of which are unoccupied barns. One is brand new, and we still need to meet. The rest we get along with just fine and want to keep an open dialogue throughout to ensure they are happy. This will also allow us to maintain a good relationship and address any health, noise, or other issue caused by our dog boarding facility.

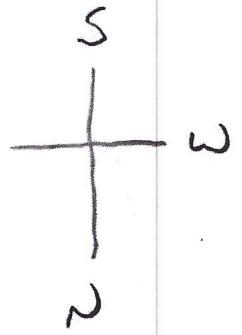
We have applied for a PACFA license. Once received, we will forward it.

We appreciate your time on this,
Renee & Kevin McGrath
43200 E 136th Ave
Hudson Co 80642

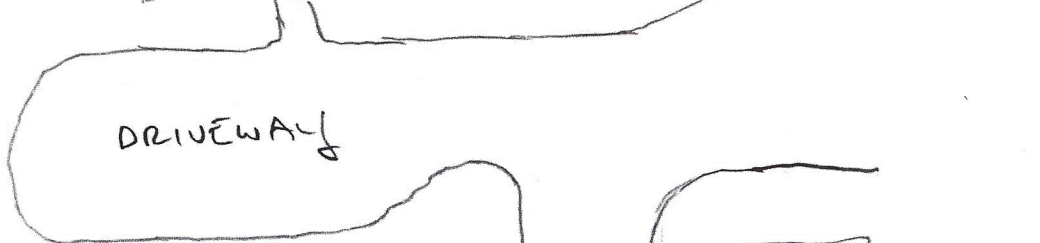
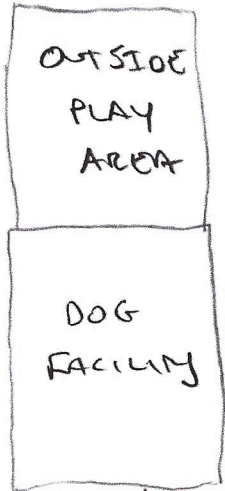
KEVIN & RENEE McGRATH
43200 E 136th AVE HUDSON CO 80642



KEVIN & RENEE McGrath
73200 E 136th AVE
HUDSON CO 80642

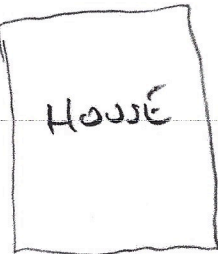


propane
○



propane
○

well
●



GATE

136th AVE



State Documentary Fee
Date: May 29, 2015
\$ 26.45

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **May 29, 2015** by **DAVID R. GARCIA** Grantor(s), of the County of **ADAMS** and State of **COLORADO** for the consideration of **(\$264,500.00) *** Two Hundred Sixty Four Thousand Five Hundred and 00/100 ***** dollars in hand paid, hereby sells and conveys to **KEVIN MCGRATH** Grantee(s), whose street address is **43200 EAST 136TH AVENUE HUDSON, CO 80102**, County of **ADAMS**, and State of **COLORADO**, the following real property in the County of **Adams**, and State of **Colorado**, to wit:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION THEREOF LYING WITHIN EXISTING COUNTY ROADS, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as: **43200 EAST 136TH AVENUE, HUDSON CO 80642**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

DAVID R. GARCIA

State of ~~COLORADO~~ ^{Texas})
County of ~~ADAMS~~ ^{Denton}) ss.

The foregoing instrument was acknowledged before me on this day of **May 29, 2015** by **DAVID R. GARCIA**



Notary Public
My commission expires 5-16-18

When Recorded Return to: **KEVIN MCGRATH**
43200 EAST 136TH AVENUE HUDSON, CO 80102





Account Number 49324915
Member Name RENEE A ROBERTS
Service Address 43200 E 136TH AVE
District 6
Billing Date 01/12/2023

AUTOPAY AMOUNT
\$597.73
Drafts on 02/02/2023

This bill does not reflect transactions after 01/12/2023
Charge detail found on the back of this page.

Your Billing Snapshot

Number of Days Billed: 33
Billing Period: 12/08/2022 to 01/10/2023
Current Charges: \$597.73
Average Daily Cost: 18.11

Your Energy Use

Total Energy Use Last Month kWh: 2656 (Daily Average 89)
Total Energy Use This Month kWh: 4578 (Daily Average 139)
Peak Demand Usage kW: 12.541 (12/20/2022 20:00:00)

IMPORTANT MEMBER INFORMATION
Notice of Annual Update to LARGE INDUSTRIAL Rates: The CORE Board of Directors has approved changes to the Rates and Regulations that, effective Feb. 20, 2023, will increase the kWh and coincident peak demand charges only for those LARGE INDUSTRIAL CUSTOMERS taking service under the Coincident Peak Distribution (CPD), Coincident Peak Substation (CPS), and Coincident Peak Transmission (CPT) tariff sheets to reflect an increase in wholesale costs. A full version of the amended Rates and Regulations, including redlines, is available at www.CORE.coop/notices, and at any CORE office.

Member Services (7-7 Mon-Th, F 7-5:30)
1-800-332-9540

Email
MemberContact@CORE.coop

www.CORE.coop

Outages (24/7)
1-833-CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT

CORE ELECTRIC COOPERATIVE
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 01/12/2023
Account #: 49324915
AutoPay on 02/02/2023 - Do Not Pay \$597.73

Check box to update contact info, sign up for paperless billing or contribute to Energy Outreach Colorado.
Fill out information on reverse side

3818 1 AB 0.491
RENEE A ROBERTS
43200 E 136TH AVE
HUDSON CO 80642-7719

5 3818
C-13# #

#

CORE ELECTRIC COOPERATIVE 7
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0049324915 00059773 00059773 0049324915 4



Adams County Treasurer & Public Trustee

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

| Account | Parcel Number | Receipt Date | Effective Date | Receipt Number |
|----------|---------------|--------------|----------------|------------------------|
| R0000616 | 0156300000113 | Jun 10, 2022 | Jun 3, 2022 | 2022-06-10-MMM-66921-P |

TAXES ARE PAID MY MORTGAGE COMPANY
TWICE PER YEAR

MCGRATH KEVIN
43200 E 136TH AVE
HUDSON, CO 80642-7719

| Situs Address | Payor |
|-------------------|--------------------------|
| 43200 E 136TH AVE | CORELOGIC-WIRE-2022-0306 |

| Legal Description |
|---|
| SECT,TWN,RNG:30-1-63 DESC: NE4 NW4 39/74A |

| Property Code | Actual | Assessed | Year | Area | Mill Levy |
|--------------------------|---------|----------|------|------|-----------|
| RES IMPRV LAND - 1112 | 91,402 | 6,540 | 2021 | 124 | 76.39 |
| SINGLE FAMILY RES - 1212 | 295,325 | 21,120 | 2021 | 124 | 76.39 |
| 1217 - 1217 | 15,178 | 1,090 | 2021 | 124 | 76.39 |

| Payments Received |
|---|
| Direct Deposit Multi-Account Payment |
| Bank Account 1 |

| Payments Applied | | | | | |
|--------------------------------------|------------|------------|----------------|--------------|---------------|
| Year | Charges | Billed | Prior Payments | New Payments | Balance |
| 2021 | Tax Charge | \$2,196.22 | \$1,098.11 | \$1,098.11 | \$0.00 |
| | | | | \$1,098.11 | \$0.00 |
| Balance Due as of Jun 3, 2022 | | | | | \$0.00 |

WE ARE EXPANDING TO SERVE YOU BETTER! WATCH FOR NEW LOCATIONS ON OUR WEBSITE!

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

From: **Greg Barnes** <GJBarnes@adcogov.org>
Date: Tue, Feb 7, 2023 at 5:02 PM
Subject: RE: Dog Kennel & Application
To: kevin mcgrath <avintegrator@gmail.com>
CC: Kerry Gress <KGress@adcogov.org>

Kevin, Items 10 & 11 are not required for conditional use permits any longer. We are in the process of correcting that. Please disregard those items and provide a copy of this email in lieu of those submittal items, so that our ePermit Center will know I authorized that change.



Greg Barnes Pronouns: he/him/his

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:30 am – 5:00 pm (in office)

Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)

From: kevin mcgrath <avintegrator@gmail.com>
Sent: Tuesday, February 7, 2023 2:49 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Cc: Kerry Gress <KGress@adcogov.org>
Subject: Re: Dog Kennel & Application

Please be cautious: This email was sent from outside Adams County

Thanks for your time today Greg and you too Kerry. We will get to work on this asap and get into compliance. I did have one questions on the checklist. Items 10&11. It appears those are to be completed after the hearing. Am I understanding that correctly? Anyway thanks again and we will get this submitted tomorrow or Thursday. Thanks. Kevin.