



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
4. Site Plan Showing Proposed Development
5. Proof of Ownership (warranty deed or title policy)
6. Proof of Water and Sewer Services
7. Proof of Utilities (e.g. electric, gas)
8. Legal Description
9. Certificate of Taxes Paid
10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7)
11. Certificate of Surface Development (pg. 8-10)

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

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(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

_____ 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: _____ Applicant: _____

By: _____

Print Name: _____

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.

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: _____

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

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 within thirty days after the initial public hearing on all applicable land use applications.

DESCRIPTION OF SITE

Address: 14880 N Pecos St

City, State, Zip: Broomfield, CO 80023

Area (acres or square feet): 2.24

Tax Assessor Parcel Number: 0157316010002

Existing Zoning: Adams County A-1

Existing Land Use: Residential

Proposed Land Use: Non-profit

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: Rebecca Harrison Date: 08/16/23

Owner's Printed Name

Name: Rebecca Harrison

Owner's Signature

Rebecca Harrison
7/15/23
14880 Pecos St
Broomfield 80023

To: Adams County City Planner
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

It is proposed to establish a therapeutic riding center at the address of 14880 N Pecos St. Broomfield 80023. Ballard Equestrian Therapeutic Riding Center is an insured and incorporated non-profit organization with federal 501©(3) status in the state of Colorado.

The organization is designed to offer physically and emotionally disabled children and adults a therapeutic riding experience.

Research shows that therapeutic riding can provide remarkable physical, emotional and mental benefits. A horse's movement stimulates the rider's body in a manner that closely resembles the gait of a human. This can promote muscle strength, better posture, balance, coordination and increased endurance. For those with special mental or emotional needs, relationships formed with horses and volunteers can lead to increased confidence, patience and self-esteem. The benefits of therapeutic horseback riding are as numerous as the types of disabilities and conditions served. Individuals of all ages, disabilities, and conditions utilize therapeutic horseback riding and other equine activities to cope with their limitations and turning their disabilities into capabilities.

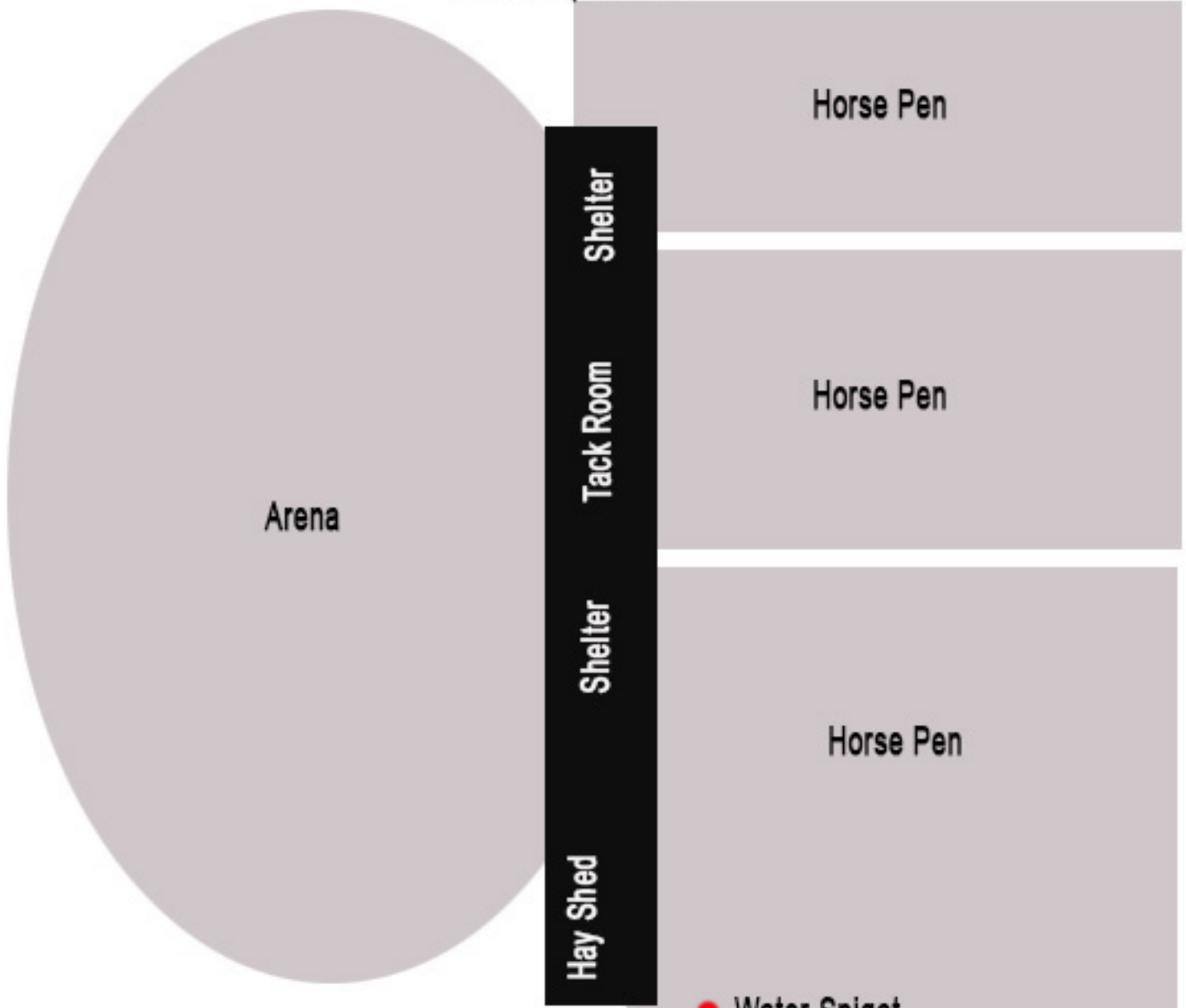
Ballard Equestrian Therapeutic Center has developed a program that utilizes traditional approach to assisting handicapped individuals in addressing and coping with the traumas and limitations they are faced with. Our program incorporates a structured approach, utilizing the standards and guidelines of both the Professional Association of Therapeutic Horsemanship (PATH) and the Equine Facilitated Mental Health Association (EFMHA), a subset of the PATH organization. Our riding program is multi-faceted. We teach English and Western riding to accomplish specific therapeutic goals. The curriculum includes individualized riding plans, which can include activities such as learning how to ride with a secure seat, balance and other riding skills, fun exercises, games, obstacle courses, and trail rides. Riding sessions are conducted by certified

therapeutic riding instructors and assisted by trained volunteers.

Ballard Equestrian services will benefit the therapeutic rider in many ways. Physically, it is the horse's movement that has a dynamic effect on the rider's body. Sensorially, the horse and riding environment offer a wide variety of input to participants. Emotionally, the success of overcoming fear and anxiety and the ability to achieve riding skills help a rider to realize self worth and increase self-esteem. Cognitively, the horse provides a strong motivator for riders. Socially, therapeutic riding programs and their associated activities provide an excellent opportunity for participants to interact with their peers and program volunteers and staff in a positive and enjoyable environment. We will also have lessons open to the rest of the community and any who will benefit from our services.

The advantages of this program will be a service to the community around us. The location proposed is central to a large population that will benefit from our services.

Ballard Equestrian



***This is all pre-existing and nothing will be added or changed**



Ernest Maschner
14880 Pecos St
Broomfield, CO 80020

WARRANTY DEED

THIS DEED, Made this 1st day of November, 2006 between
E. J. Miller IV and Teresa G. Miller
of the County of Adams and State of **COLORADO**, grantor, and
Ernest P. Maschner and Mary Beth Maschner
whose legal address is **14880 Pecos Street, Thornton, CO 80602**

Date
\$ 6000
State Doc, Fee

of the County of Adams, State of Colorado, grantees

WITNESS, That the grantor, for and in consideration of the sum of Five Hundred Ninety-Nine Thousand Nine Hundred Fifty Dollars and NO/100's, (\$599,950 00),

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of **COLORADO**, described as follows

Lot 2,
Sessions Acres,
County of Adams,
State of Colorado

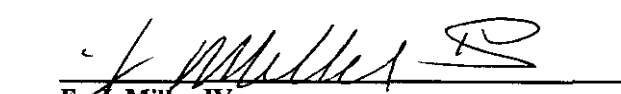
also known by street and number as 14880 Pecos Street, Broomfield, CO 80020


TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those **specific** Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **August 26, 2006**, between the parties

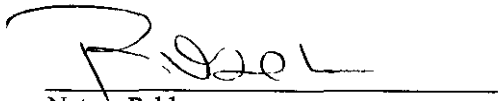
The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above
SELLERS:


E. J. Miller IV
STATE OF COLORADO
COUNTY OF Adams


Teresa G. Miller
} ss

The foregoing instrument was acknowledged before me this 1st day of November, 2006 by **E. J. Miller IV and Teresa G. Miller**


Notary Public

Witness my hand and official seal
My Commission expires 9-26-08

ROSE NOLAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/26/08

Use of Property Agreement

Mary Beth Maschner

I _____ as the property owner of 14880 Pecos St Broomfield agree to let Ballard Equestrian Therapeutic Riding Center run their program at the aforementioned address.

I understand that Ballard Equestrian provides services to the community such as therapeutic riding and riding of all types to community members of all abilities and they have my permission to establish this business at this property. I give permission for them to file a conditional use permit pertaining to this property in order to run their business.

Sign: *Mary Beth Maschner* Date:

2023-08-23

Signature Certificate

Reference number: T7W2N-9GFYQ-CHVKM-SJK6Y

Signer

Timestamp

Signature

Mary Beth Maschner

Email: mbquilts317@yahoo.com

Sent: 23 Aug 2023 14:48:39 UTC
Viewed: 23 Aug 2023 16:06:13 UTC
Signed: 23 Aug 2023 16:07:34 UTC



Recipient Verification:

✓ Email verified 23 Aug 2023 16:06:13 UTC

IP address: 73.34.74.43
Location: Broomfield, United States

Document completed by all parties on:
23 Aug 2023 16:07:34 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



Mile High Water Company
PO Box 434
Broomfield, CO 80038
303-466-6373

00000386

Ernest & Mary Beth Maschner

Ernest & Mary Beth Maschner
14880 Pecos Street
Broomfield, CO 80023

Account#: 00000386
Billing Date: 09/11/2023
Due Date: 09/29/2023

Service Address: 14880 Pecos Street

Charges:

Water Base	\$35.00
Usage Usage	\$72.75

Readings:

Previous Reading: 1,423,213
Current Reading: 1,430,256
Usage 7,043

Notes:

August 2023 Water Usage

Previous Balance	\$255.26
Total by due date:	\$363.01
Total after due date:	\$373.01

Return this portion with your payment

Account#: 00000386
Name: Ernest & Mary Beth Maschner
Service Address: 14880 Pecos Street

Billing Date: 09/11/2023
Due Date: 09/29/2023

Total by due date: \$363.01
Total after due date: \$373.01



Your United Power bill is available online

REBECCA R HARRISON,

Your new billing statement from United Power is available for view and payment.

Account Number: 1849504

Electric Service Address: 14880 PECOS ST

Statement date: Jun 27, 2023

Amount due: \$69.47

Due by: Jul 17, 2023

AutoPay will be charged on Jul 17, 2023.

[Login to your account](#) to view and pay your bill, or visit www.unitedpower.com for more payment options.

Thank you from your electric co-op.



Earn an Easy \$25

Did you know your smart thermostat can help you earn \$25? Look for Smart Rewards from United Power in your Nest or Honeywell mobile app if you already own a smart thermostat, or buy a new smart thermostat and get a rebate from United Power. Learn more at www.unitedpower.com/smart-rewards.

Legal Description

SUB:SESSIONS ACRES LOT:2

Subdivision Plat

SESSIONS ACRES

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0014679	On or Before 01/01/1996	135	114.686



TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

ORIGINAL

Account Number R0014679
 Parcel 0157316010002
 Assessed To
 MASCHNER ERNEST P AND
 C/O: MASCHNER MARY BETH
 14880 PECOS ST
 BROOMFIELD, CO 80023-8404

Certificate Number 2023-235724
 Order Number
 Vendor ID
 REBECCA ROSE HARRISON

Legal Description
 SUB:SESSIONS ACRES LOT:2

Simus Address
 14880 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
2022	\$5,886.84	\$0.00	\$0.00	(\$5,886.84)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 09/11/2023					\$0.00

Tax Billed at 2022 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$185.56	RES IMPRV LAND	\$257,000	\$17,860
NORTH METRO FIRE RESCUE	14.7380000	\$756.50	SINGLE FAMILY RES	\$474,224	\$32,960
ADAMS COUNTY	26.9670000	\$1,384.21		\$7,370	\$510
SD 12	68.3660000	\$3,509.24	Total	\$738,594	\$51,330
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$5.13			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$46.20			
Taxes Billed 2022		114,6860000			\$5,886.84
* Credit Levy					

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,

Alexander L Villagran



4430 S. Adams County Parkway
 Brighton, CO 80601

