



## SPECIAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table below)
- 3. Written Explanation, including:
  - a. Purpose of Project
  - b. Proposed Timeframe
- 4. Site Plan Showing Proposed Development
- 5. Traffic Impact Letter
- 6. Proof of Ownership (warranty deed, title policy, or copy of current lease)
- 7. Proof of Water, Sewer, and Trash Services
- 8. Proof of Utilities (e.g. electric, gas) *NA*
- 9. Legal Description
- 10. Certificate of Taxes Paid

Application Fees	Amount	Due
Special Use Permit	\$500 (residential) \$700 (non-residential)	With application submittal
Tri-County Health *made payable to Tri County Health	\$55	With application submittal

February 4, 2019

PLANNING & BOARD OF COMMISSIONER

I Cathy Morales would like to conduct a year round business located at 52<sup>nd</sup> Sheridan I WILL BE ON MY 25<sup>TH</sup> YEAR AT THIS LOCATION. The businesses I run at this location are the following a garden center, Fireworks Tent, Fresh Roasted Chile, and Christmas tree lot. I also have a corn roaster, and sell Custom Made t shirts as well as Novelties and Pinon. In addition to my businesses I would also like to sale all year confetti fireworks, canned goods such as cheese, vegetables, salsas and fruits all jars are FDA approved. I would also like to run my food truck at this location year round. I currently have 1 Office trailer, 3 storage trailers and one 3x5 trailer on site. The 1<sup>st</sup> trailer is used for fireworks equipment. The 2<sup>nd</sup> is a refrigerated trailer for when we are in Chile season we fill the container with 30lbs bags of Chile to keep fresh. When the Chile season is over we use the 2<sup>nd</sup> trailer to store our Chile equipment. The 3<sup>rd</sup> trailer is for Christmas tree equipment and when we are in season we use this trailer to store the trees in case the weather conditions are too cold so we do not lose the trees. And lastly The 3 X 5 Trailer is used as a storage trailer for our propane tanks. These Trailers are a need and necessity for our businesses so that we can keep our equipment properly and safely stored and out of sight when we are not in business for those particular seasons.

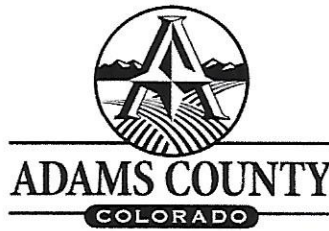
I Hope you take this proposal into consideration

Thank You

Sincerely

Cathy Morales

A handwritten signature in black ink that reads "Cathy Morales". The signature is written in a cursive, flowing style with a large initial "C" and "M".



**Application Type:**

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input checked="" 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 checked="" type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:** morales family sesonL BUISNESS

**APPLICANT**

Name(s): CATHY MORALES Phone #: 720-309-5618

Address: 766 POLARIS PL; THORNTON

City, State, Zip: THORNTON

2nd Phone #: 720-628-7632 Email: MORALESFAMILYINC.@GMAIL.COM

**OWNER**

Name(s): JAMES GORYETTE Phone #: 303-838-2503

Address: PO.BOX PINE COLO.

City, State, Zip: PINE COLO.80470

2nd Phone #: N/A Email: N/A

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

Name: Phone #:





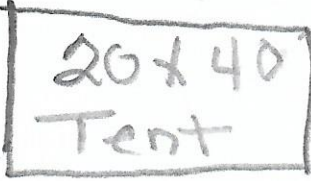















Address:

City, State, Zip:

2nd Phone #: Email:







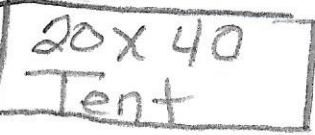













# Garden Center Stand

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 • toilet
- 7  trash
- 8  Roaster
- 9  food truck
- 10  Corn Roaster
- 11  sign
- 12  sign
- 13  propane trailer
- 14  Pull trailer
- 15  pellets
- 16  flags
- 17  pennants
- 18  Banners
- 19  table
- 20  tables
- 21  Rows UPS

 Flower Bed

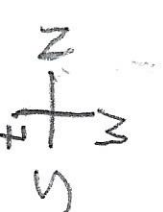


# Fireworks tent

- 1 
- 2 
- 3 
- 4 
- 5 
- 6 ● toilet
- 7  trash
- 8  Food truck
- 9  Corn Roaster
- 10  sign
- 11  sign
- 12  Propain trailer
- 13  Pull trailer
- 14  Pallets
- 15 † † flags
- 16  Pennants
- 17  Banners
- 18  tabel
- 19  tabels
- 20  Box truck Refrigerated
- 21 8 Blow ups

#22  Parking

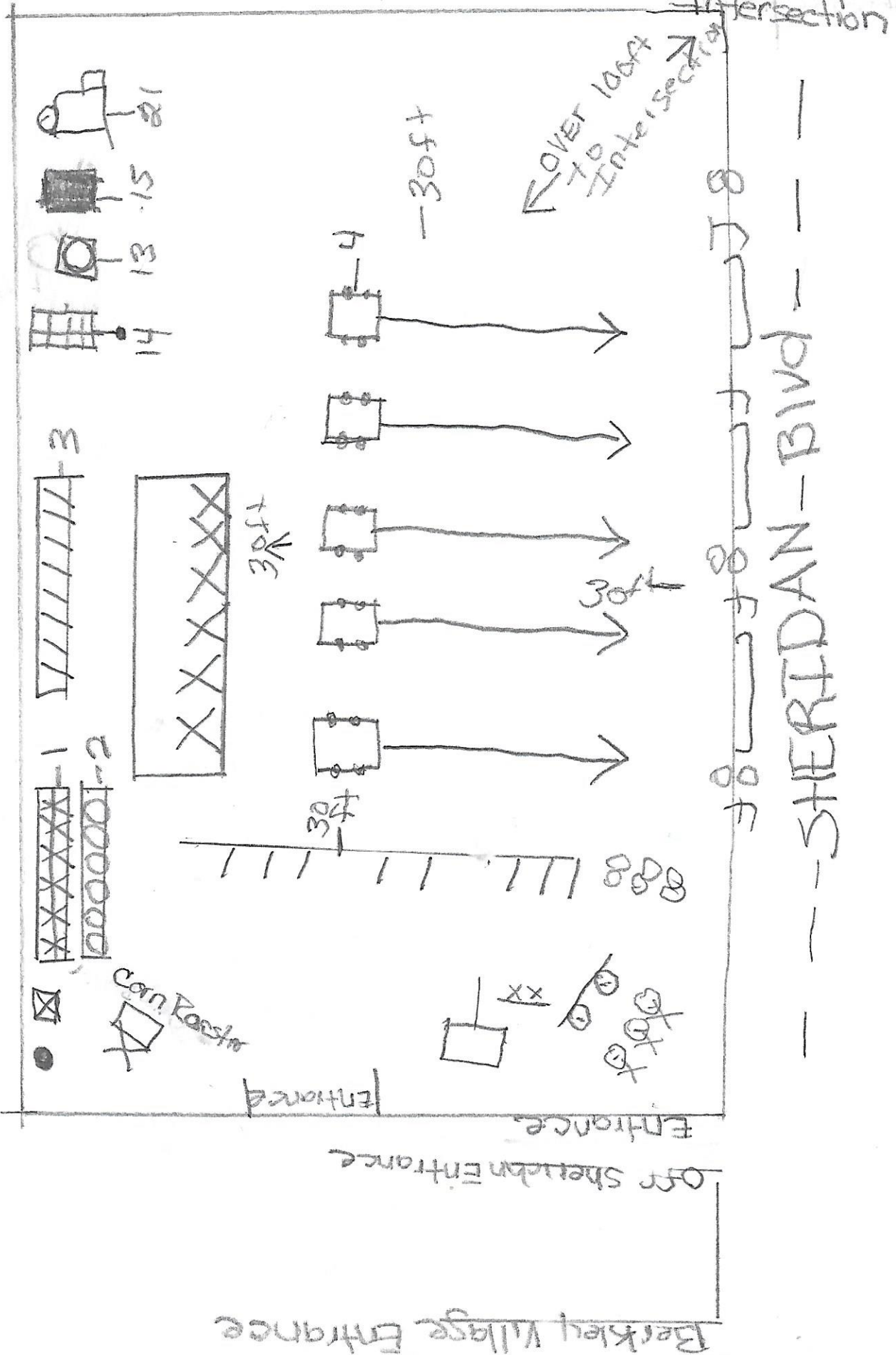
23  Light tower



Christmas trees

Casino Entrance

52nd AVE



Berkley Village Entrance

Off Sheridan Entrance

Entrance

Entrance

SHERIDAN - Blvd

OVER 100ft TO Intersection

30ft 30ft 30ft 30ft 30ft 30ft

30ft

30ft

30ft

14 13 15 21

3

1 2

Corn Roast

XX

X

8 8 8 8 8 8



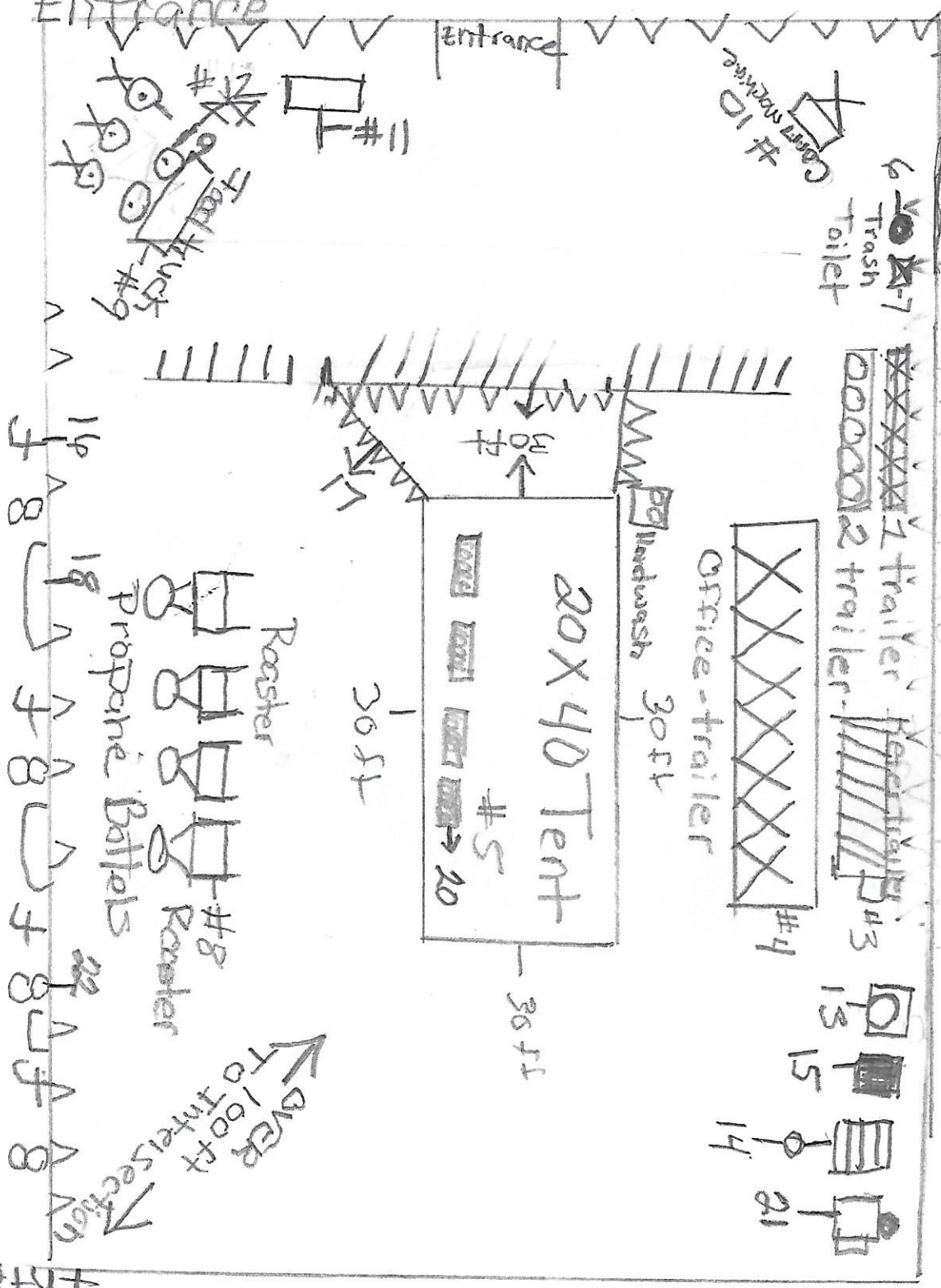
# Berkley Village

Off Sheridan Entrance

Entrance

Casino Entrance

Sheridan Blvd



courts 2-1-10

52nd AVE

Intersection  
E W  
I N S

1/1/16 → 12/31/18  
2019  
2019

P.O. Box 306  
Pine, CO 80470  
(303) 838-2503

RENTAL AGREEMENT

THIS IS A LEGALLY BINDING AGREEMENT. YOU ARE ADVISED TO SEEK THE ADVICE OF LEGAL COUNSEL PRIOR TO SIGNING IT IF YOU DO NOT COMPLETELY UNDERSTAND IT.

THE PARTIES

1. This agreement is entered into this <sup>2019</sup> 1st of Jan 2016 by and between James Goyette, his heirs and or assigns, hereinafter referred to as "Landlord", and Kathy Morales hereinafter referred to as "Tenant(s)", whether one or more. This agreement creates joint and several liabilities in the case of multiple Tenant(s). Tenant(s) agree to rent from Landlord a portion of the land located at 5200 Sheridan, Adams County, State of Colorado hereinafter referred to as "Premises." The portion being leased shall consist of frontage on Sheridan Blvd in the north/south direction by 125' of depth in the east/west direction beginning at the edge of the sidewalk along Sheridan. The remainder of the property will remain for the use of the Landlord at his discretion.

THE TERM

2. For and in consideration of the payment of the rents and the performance of the covenants contained herein, said Landlord hereby demise and let unto Tenant(s), and Tenant(s) hires from Landlord the premises for multiple uses during the calendar year.
3. This lease terminates on December 31, 2019 without further notice or demand for possession.

The land will be used only for the times and uses described in Schedule A. Tenant(s) agrees to indemnify, protect, and hold harmless the landlord for any circumstances which might arise from conducting any business on this property in general and from any claims made by any clients of any business conducted on the property in particular.

TENANT OBLIGATIONS

4. The following are made a part of this Residency Agreement which the Tenant(s) agree to be bound by:
- (a) Tenant(s) promise that nothing will be done which might place the landlord in violation of the applicable building, housing, occupational, zoning, health codes, laws, or neighborhood covenants.
  - (b) Tenant(s) certify that Tenant(s), their customers, employees or guests will not engage in any illegal activity while on the premises.
  - (c) Tenant(s) agree to keep the dwelling clean and sanitary, to remove garbage and trash before they can attract pests, and at least weekly.
  - (d) Tenant(s) assure Landlord that Landlord's property will be safeguarded against damage, loss, removal or theft.
  - (e) Tenant(s) pledge that their conduct, that of their customers, employees, friends, guests, and visitors will not disturb or endanger others.
  - (f) Tenant(s) agree to keep driveways and walkways free of snow and ice in the winter months for emergency type vehicles.

LANDLORD

TENANT

1/1/16 → 12/31/18  
2019



To Whom it may concern:

2/04/2019

United Site Services is the current 2019 Service Provider for the Portable Toilets for:

CATHY MORALES

766 Polaris Place

Thornton, CO. 80260

We will be providing the Restroom for the Following Location.

JANUARY-DECEMBER 2019

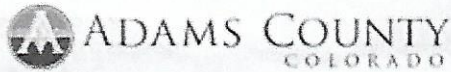
5201 Sheridan For Fireworks, Christmas Trees and Chili.

Feel free to Contact me with any other Questions

Sincerely,

Ken Black

United Site Services



Search...

Parcel #: 0182518206004

I want to...

Tools

### Description

[Property Report](#) - 5200 SHERIDAN BLVD  
SBGM LAND TRUST (DATED 12/24/2008)

### Hyperlinks

[Link to Property Report](#)

### Details

Parcel Number  
0182518206004

Subdivision  
BERKELEY VILLAGE FILING NO 1

Parcel Address 1:  
5200 SHERIDAN BLVD

Parcel Address 2:  
CO

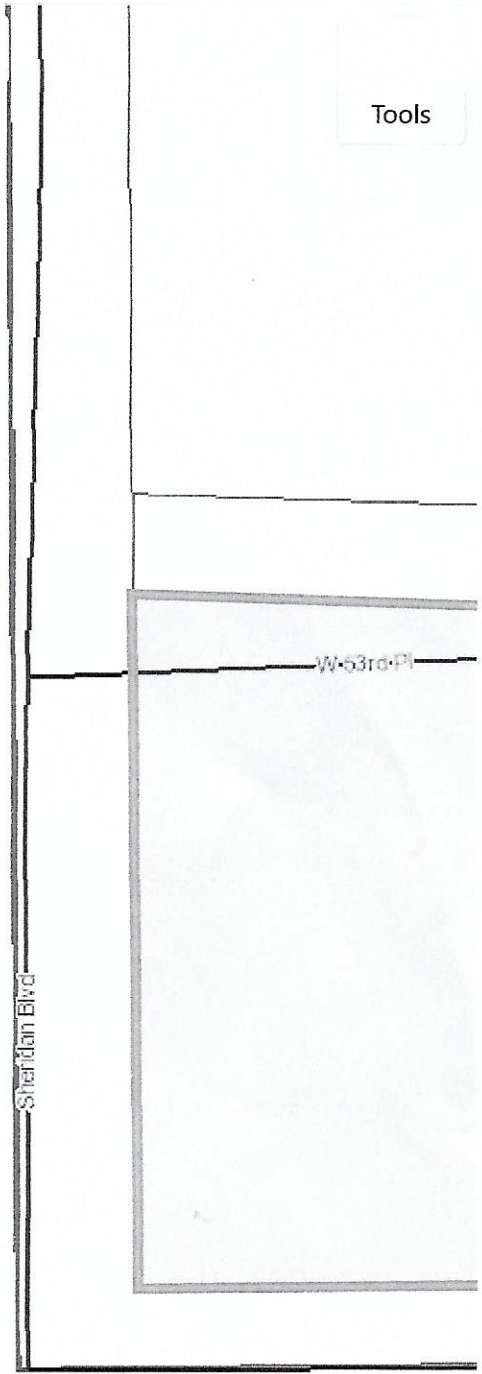
Owner  
SBGM LAND TRUST (DATED 12/24/2008)

Owner Address:  
PO BOX 306

Owner City, State, Zip:  
PINE CO 80470-0306

### Property Info

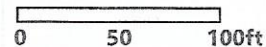
0182518206004



Parcel #: 0182518206004



Hillshade...



**DESCRIPTION OF SITE**

Address: 5200 Sheridan Blvd.

City, State, Zip: Arvada Colo 80003

Area (acres or square feet): 975

Tax Assessor Parcel Number: 0182518206004

Existing Zoning: c-4

Existing Land Use: vacante

Proposed Land Use: Seasonal Fireworks, chile, Christmastree and ect.

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: Cathy Morales

Date: 2/30/219


















Owner's Printed Name

Name: Cathy Morales

Owner's Signature



# Christmas trees Site Plan

- 1 ~~XXXXXX~~ Fireworks trailer
- 2  Christmas tree-trailer
- 3  Chile Refer trailer
- 4  Office trailer
- 5  tree stands
- 6 ● toilet
- 7  trash
- 8  Food truck
- 9  Corn Roaster
- 10  Sign
- 11  Sign
- 12  Propain trailer
- 13  Pull trailer
- 14  Pallets
- 15 † flag
- 16  Penance
- 17  Banners
- 18  tabels
- 19  tabels
- 20  Box truck Refridgerater
- 21 8 Blow ups

To Whom it may concern:

2/04/2019

United Site Services is the current 2019 Service Provider for the Portable Toilets for:

CATHY MORALES

766 Polaris Place

Thornton, CO. 80260

We will be providing the Restroom for the Following Location.

JANUARY-DECEMBER 2019

5201 Sheridan For Fireworks, Christmas Trees and Chili.

Feel free to Contact me with any other Questions

Sincerely,

Ken Black

United Site Services



# Adams County Treasurer

## Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0105441	0182518206004	May 3, 2017	Apr 30, 2017	2017-05-03- NetVantage-39849

SBGM LAND TRUST (DATED 12/24/2008)  
 PO BOX 306  
 PINE, CO 80470-0306

Situs Address Payor  
 5200 SHERIDAN BLVD 000000000

Legal Description

SUB:BERKELEY VILLAGE FILING NO 1 DESC: PT OF BERKELEY VILLAGE FILING NO 1 TOG WITH A PT OF SEC 18/3/68 BEG AT W4 COR SEC 18 TH E 60 FT TH N 40 FT TO TRUE POB TH N 350 FT TH S 88D 12M E 494/66 FT TH N 71D 40M E 188/20 FT TH N 14/10 FT TH E 228/50 FT TH S 285 FT TH W 115 FT TH S 125 FT TO PT ON N ROW LN W 52ND AVE TH W 113/50 FT TH N 10 FT TH W ALG N ROW LN W 52ND AVE 875 FT TO TRUE POB 18/3/68 AND

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT COMMERCIAL LD - 0200	217,210	62,890	2016	480	118.114

Payments Received

Check \$7,168.52  
 Check Number 00050043

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2016	Tax Charge	\$7,168.52	\$0.00	\$7,168.52	\$0.00
				\$7,168.52	\$0.00
Balance Due as of Apr 30, 2017					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION Thank you for your payment!

