



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 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. 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*



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 checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" 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: 48 E. 64th Avenue

City, State, Zip: Denver, Colorado 80229

Area (acres or square feet): 2.68

Tax Assessor Parcel Number: 018251510001

Existing Zoning: I-1

Existing Land Use: office and warehouse

Proposed Land Use: no change

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: 2017-00139

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: Durland Development by Scott Durland

Date: March 21, 2018

Owner's Printed Name

Name: 

Owner's Signature



March 16, 2018

Application for a Conditional Use Permit

We are requesting a Conditional Use Permit to install an off-premise sign with Electronic Messaging capability on the property known as 48 E. 56th Avenue, parcel #0182515100001.

We have submitted a request for a variance to overcome the hardships on this property to expand the square footage from the maximum size allowed by the sign code of 10'by30' to a more standard interstate size of 14'by48' in a V'd configuration for the faces. In addition, we have requested a taller sign to avoid the power lines along the west property line to a height of 55 feet. Our packet provided to the Board of Adjustments has the details related to our requests.

The County's Board of Adjustment has provided these variances for several other properties along the interstate due to excessive setbacks from the interstate caused by the off-ramps, excessive Right-of-Way separation, and additional streets between the interstate.

As part of the condition for the permit we are agreeable and proposing an obligation to provide or share messaging space on the EMC to promote Adams County Fair events and activities.



• 5450 North Valley Hwy • Denver, CO 80216 •
Office 303.295.2353 • Fax 303.297.0747

Dear Commission:

I am applying for an off-premise sign which is a use allowed under the current I-1 zoning on my property at 48 East 56th Avenue. This additional use will provide a needed secondary revenue source from our property and provide an opportunity to use the billboard to promote performers and events at the Grizzly Rose located just to the south.

We have operated our primary business at the Grizzly Rose for 10 years, currently employing 75 people from our property, and generating \$130,000 in annual sales tax revenues. The opportunity to promote the Rose from my property to the north will be an important support to increase our business operation there, and support our investment at both properties.

We have entered an agreement with StreetMediaGroup as our strategic partner to cover the expensive costs of purchasing and operating the digital signs. Their expertise and financial commitment to this undertaking will assure our success and we solicit your guidance through the permitting process and eventual approval of this additional use.

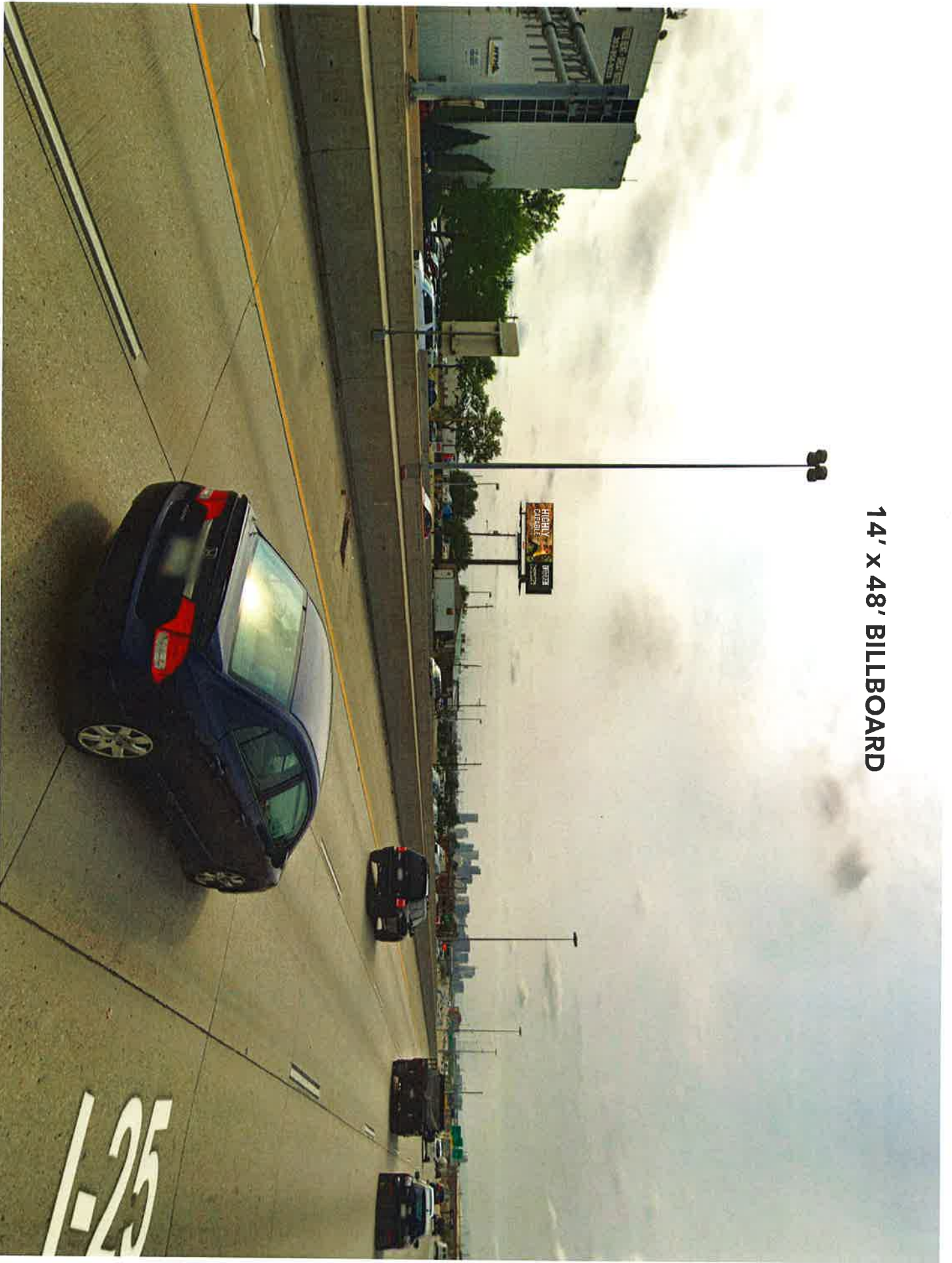
Thank you for your support and consideration of our application.

Kind regards,

A handwritten signature in black ink, appearing to read "Scott Durland", is written over a horizontal line.

Durland Development, LLC
Scott Durland, Managing Member
48 East 56th Avenue
Denver, CO 80229

14' x 48' BILLBOARD





1 : 2,496



Legend

- Address
- Highways
- Highways (2,000 - 3,000)
- Interstate
- Highway
- Tollway
- Streets (2,000 -10,000)
- Streets
- Ramp
- Building
- County Parks and Open Space
- Cities
 - Avada
 - Aurora
 - Bennett
 - Brighton
 - Commerce City
 - Federal Heights
 - Lockbule
 - Northglenn
 - Thornion
 - Westminster
- Small Lakes
- Major Lakes
- Rivers
- Canal
- Ditch
- Primary Creek

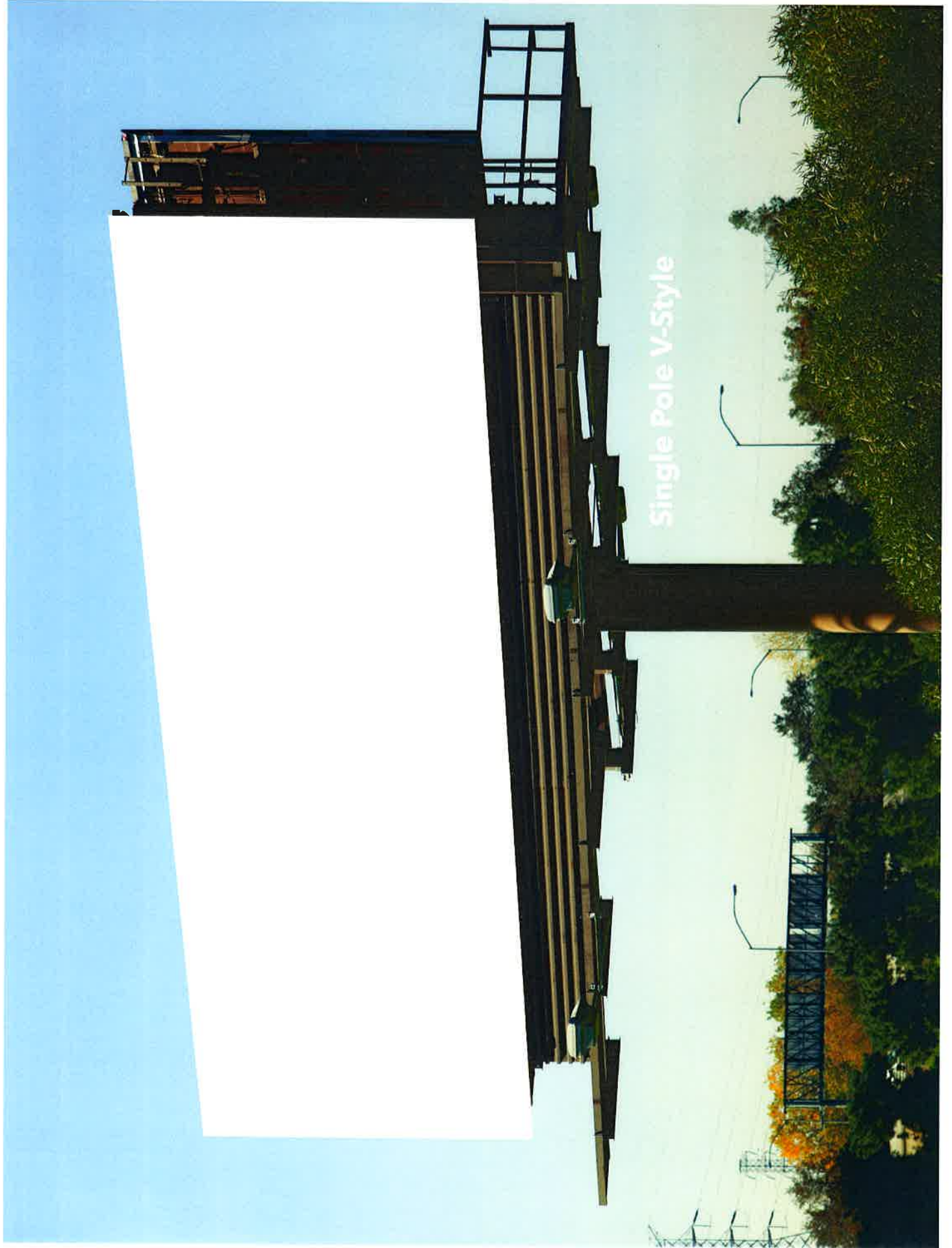
Notes

Durand Development - Parcel #0182515100001 - 48 E 56th Avenue sign placement is more than 2000' north of Mile High's new billboard to the south as shown.

0.1
0
0.04
0.1 Miles

MAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Single Pole V-Style

Certified to be a full, true and correct copy of the Recorded Document consisting of Two pages In my custody.

STAN MARTIN, Adams County Clerk & Recorder

By J. Vincent Date 3-20-18

WARRANTY DEED

THIS DEED, dated March 15, 2015, between KENNETH A. MUELLER, of the County of Jefferson and State of Colorado, grantor(s), and DURLAND DEVELOPMENT, LLC. 14811 Pecos St., Broomfield, CO 80023 of the City and County of Broomfield and State of Colorado, grantee:



WITNESS, that the grantor(s), for and in consideration set forth in the "Contract for the Purchase and Sale of Real Estate" dated September , 2014, 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 grantee, his heirs and assigns forever, 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:

LEGAL DESCRIPTION MARKED AS EXHIBIT A and incorporated by this reference

also known by street and number as: 48 E. 56th. Avc., Denver, CO 80216 assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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(s), 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. The grantor(s), 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 ensembling and delivery of these presents, 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

The grantor(s) 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.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Kenneth A. Mueller
KENNETH A. MUELLER

STATE OF COLORADO

County of Denver

The foregoing instrument was acknowledged before me this 4th day of August, 2015, by Kenneth A. Mueller.

Witness my hand and official seal.

My commission expires: 4-16-2016

GWENDOLYN KAY MODER
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20024012759
My Commission Expires 04/16/2018

Gwendolyn Kay Moder
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

**North Washington Street
Water & Sanitation District**

3172 E. 76TH AVE. • DENVER, CO 80229-6120

Fax (303)288-0668

Account Inquiries, please phone (303)288-6664

For account inquiries, please refer
to the account number below.

ACCOUNT NO.
402040061.10

JAN 2 8 58 AM '18

For Service at 48 E. 56TH AVE

Act. Classification C

ADDITIONAL BILLS SENT TO

METRO METAL SUPPLY
50.5 EAST 56TH AVE
DENVER CO 80216

BILLING START DATE Dec 22, 2017	BILLING END DATE Jan 23, 2018	DATE OF BILLING Jan 23, 2018	DUE DATE Feb 21, 2018
---	---	--	---------------------------------

UTILITY SERVICE	PREVIOUS READ	CURRENT READ	CONSUMPTION	TOTAL
Commercial Water Charges	2266	2270	4000.00	\$67.55
Commercial Sewer Charges				\$69.81

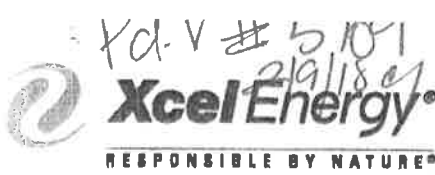
 Message Center

The CURRENT CHARGES are due on the DUE DATE.
Any PREVIOUS BALANCE OR BALANCE FORWARD
should be paid IMMEDIATELY to avoid shut-off.

Effective September 1, 2017 for water turn ons,
after 4:30 pm and before 8pm, call 720-218-0827.

ONLINE BILL PAY: <http://www.colorado.gov/nwswsd>

Current Charges	\$137.36
Previous Balance	\$137.36
Payments we processed	\$0.00
Adjustments	\$0.00
Balance Forward	\$137.36
Total payment now due...	\$274.72

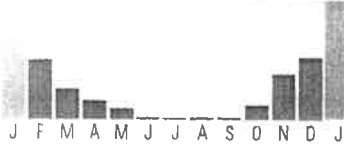


SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
KRUSE INC. 48 E 56TH AVE DENVER, CO 80216-1734	53-0010582349-5	02/13/2018
	STATEMENT NUMBER	STATEMENT DATE
	577951604	01/24/2018
		AMOUNT DUE
		\$2,732.14

Your Account is Overdue - Please Pay Immediately

RECEIVED JAN 29 2018

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	34°F	33°F
Gas Therms	79.3	92.9
Gas Cost	\$46.83	\$53.85

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	12/22/17 - 01/24/18	3067 therms	\$1,777.02
Non-Recurring Charges / Credits			\$14.12
Current Charges			\$1,791.14

ACCOUNT BALANCE

Previous Balance	As of 12/22	\$941.00
No Payments Received		\$0.00
Balance Forward		\$941.00
Current Charges		\$1,791.14
Amount Due		\$2,732.14

INFORMATION ABOUT YOUR BILL

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-481-4700 to confirm the status of your account.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at www.xcelenergy.com.

Craig turn heat down to 60 at night

Call Xcel. Have someone come out and look at the meter

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0010582349-5	02/13/2018	\$2,732.14	

Please see the back of this bill for more information regarding the late payment charge.
 Make your check payable to XCEL ENERGY

FEBRUARY						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

AV 01 044192 71755B158 A**5DGT



KRUSE INC.
 ATTN: PETE KRUSE
 1290 E 59TH AVE
 DENVER CO 80216-1531



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477

32 53021318 00105823495 0000017911400000273214

Exhibit "A"

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF NORTHEAST ONE-QUARTER;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF NORTHEAST ONE-QUARTER SOUTH 88 DEGREES 47 MINUTES 45 SECONDS WEST A DISTANCE OF 717.38 FEET;

THENCE SOUTH 01 DEGREES 12 MINUTES 15 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF 56TH AVENUE AND ALSO BEING THE NORTHEAST CORNER OF THE PARCEL A AS DESCRIBED IN BOOK 4334 AT PAGE 586;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL A SOUTH 00 DEGREES 30 MINUTES 58 SECONDS EAST A DISTANCE OF 599.99 FEET TO THE NORTH RIGHT-OF-WAY OF 55TH AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 03 MINUTES 50 SECONDS WEST A DISTANCE OF 374.92 FEET TO THE WESTERLY LINE OF THE PARCEL B AS DESCRIBED IN BOOK 4334 AT PAGE 586;

THENCE ALONG SAID WESTERLY LINE NORTH 21 DEGREES 19 MINUTES 02 SECONDS EAST A DISTANCE OF 136.72 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 00 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 16.05 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED JULY 19, 1960, IN BOOK 855 AT PAGE 545;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 17 DEGREES 14 MINUTES 23 SECONDS EAST A DISTANCE OF 133.41 FEET, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 12, BLOCK 2, GRAMERCY PARK ;

THENCE ALONG THE NORTH LINE OF LOTS 12, 13, 14, AND 15, OF SAID BLOCK 2 NORTH 88 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 80.94 FEET TO THE NORTHEAST CORNER OF LOT 15, SAID BLOCK 2, SAID CORNER BEING THE NORTHEAST CORNER OF THE PARCEL B DESCRIBED IN BOOK 4334 AT PAGE 586 AND ALSO BEING ON THE EASTERLY LINE OF SAID GRAMERCY PARK;

THENCE ALONG THE EASTERLY LINE OF SAID GRAMERCY PARK NORTH 00 DEGREES 11 MINUTES 09 SECONDS WEST A DISTANCE OF 160.72 FEET TO THE SOUTHERLY POINT OF THE PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, BY DEED RECORDED IN BOOK 420 AT PAGE 310;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NORTH 19 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 180.01 FEET TO THE SOUTH RIGHT-OF-WAY OF 56TH AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY A DISTANCE OF 139.83 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THOSE PORTIONS THEREOF AS CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO IN THE DEED RECORDED MARCH 12, 2015 UNDER RECEPTION NO. 2015000017571.

NOTE: LEGAL DESCRIPTION PREPARED BY:

J.A. HEINLEY

FOR H. & P. SURVEY CO. INC., SURVEY NO. 9508

3346 W. AKSARBEN AVE.

LITTLETON, CO 80123

- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

**The amount of taxes due on this page are based on last year's property value assessments.
For current year values visit the [ADAMS County Assessor's site](#).**

Summary

Account Id R0103999
 Parcel Number 0182515100001
 Owners DURLAND DEVELOPMENT LLC
 Address 14811 PECOS ST
 BROOMFIELD, CO 80023
 Situs Address 48 E 56TH AVE
 Legal SECT,TWN,RNG: 15-3-68 DESC: W 209 FT OF E 264 FT OF NW4 NW4 NE4 EXC 0/11A TRIANGLE TRACT IN NW COR TO HIWAY EXC ST AND EXC RDS (REC NO 2015000017571) 2/845A

Inquiry

As Of 03/23/2018 

Payment Type First
 Second

Total Due \$0.00

Value

Area Id	Mill Levy	
085 - 085	104.8010000	
	Actual	Assessed
COMM LND WHSE/STORAG - 2135	561,302	162,780
WAREHOUSE/STG - 2235	36,698	10,640
Total Value	598,000	173,420
Taxes		\$18,174.58

DUE DATES:

First Half Payment Due February 28

Second Half Payment Due June 15

OR

Full Payment Due April 30

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

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

With respect to the property located at:

Physical Address: 48 E. 56th Ave., Denver, CO 80216

Legal Description: _____

Parcel #(s): 018251510001

(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;

X 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.

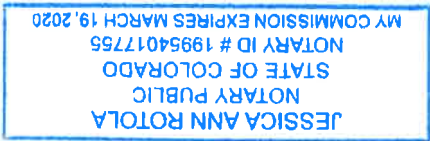
Date: 02/08/2018 Applicant: [Signature]

By: Durland Development LLC

Print Name: _____

Address: 14811 Pecos St.

Broomfield, CO 80023



STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 21st day of March, 20 18, by _____

Witness my hand and official seal.

My Commission expires: 3/19/20
[Signature]
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.