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)
☒ 9. Legal Description
☒ 10. Certificate of Taxes Paid

<table>
<thead>
<tr>
<th>Application Fees</th>
<th>Amount</th>
<th>Due</th>
</tr>
</thead>
</table>
| Special Use Permit | $500 (residential)  
                          $700 (non-residential) | With application submittal |
| Tri-County Health  
*made payable to Tri County Health | $55 | With application submittal |
I Cathy Morales would like to conduct a year round business located at 52nd Sheridan I WILL BE ON MY 25th 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 1st trailer is used for fireworks equipment. The 2nd 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 2nd trailer to store our Chile equipment. The 3rd 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
Application Type:

- [ ] Conceptual Review
- [ ] Preliminary PUD
- [ ] Temporary Use
- [ ] Subdivision, Preliminary
- [ ] Final PUD
- [ ] Variance
- [ ] Subdivision, Final
- [ ] Rezone
- [ ] Conditional Use
- [ ] Plat Correction/ Vacation
- [ ] Special Use
- [ ] 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. Flower Bed
2. Tent
3.
4. 20x40
5. toilet
6. trash
7. Roaster
8. Food truck
9. Corn Roaster
10. sign
11. sign
12. Propane trailer
13. Pull trailer
14. Pellets
15. flass
16. Reefers
17. Banners
18. Table
19. table
20. table
21. Blow PPS
Fireworks tent

1 [ ]
2 [ ]
3 [ ]
4 [ ]
5 [ ]
6 [ ]
7 [ ]
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9 [ ]
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12 [ ]
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18 [ ]
19 [ ]
20 [ ]
21 [ ]
22 [ ]
23 [ ]

Parking
Light tower

20x40 Tent
Toilet
Trash
Food truck
Can Roaster
Sign
Sign
Propain trailer
Pull trailer
Pallets
Flags
Pennants
Banners
Tabel
Tables
Box truck Refrigerated
Blow ups
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 on the 1st of January, 2019, by and between James Goyette, his heirs and 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 of the land 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 demises and let unto Tenant(s), and Tenant(s) hereinafter referred to as Tenant(s) 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) agree 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.

TEANNT 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 __________
To Whom it may concern:  

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
Parcel #: 0182518206004

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
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  [X]
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 Fireworks trailer
2 Christmas tree trailer
3 Chile Refer trailer
4 Office trailer
5 Tree Stands
6 Toilet
7 Trash
8 Food truck
9 Can Roaster
10 Sign
11 Sign
12 Propane trailer
13 Pull trailer
14 Pallets
15 Flags
16 Pergola
17 Banners
18 Tables
19 Tables
20 Box truck Refrigerator
21 Blow ups
To Whom it may concern:

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

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

Situs Address: 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 THE 60 FT TH N 40 FT TO TRUE POB TH N 350 FT TH S 360 FT 494/66 FT TH N 71D 40M E 183/20 FT TH N 149/10 FT THE 228 50 FT TH S 288 FT TH W 143/4 FT TH S 288 FT TH TO PT ON N ROW LN W 52ND AVE TH W 11359 FT TH N 70 FT TH W ALGN ROW LN W 52ND AVE 177 FT TO TRUE POB 18/3/68 AND.
Property Code: VACANT COMMERCIAL LD - 0200

Payments Received
Check
Check Number 00050043

Payments Applied

<table>
<thead>
<tr>
<th>Year</th>
<th>Charges</th>
<th>Billed</th>
<th>Prior Payments</th>
<th>New Payments</th>
<th>Balance</th>
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</thead>
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<td>$7,168.52</td>
<td>$0.00</td>
<td>$7,168.52</td>
<td>$0.00</td>
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</tbody>
</table>

Balance Due as of Apr 30, 2017

$7,168.52

$0.00

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