



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*

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Application Fees	Amount	Due
Conditional Use Permit	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County Health	\$245	With application submittal

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 (USB or CD) and one (1) hard copy of each document. **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 Tri-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

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4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

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 checked="" type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: <u>Commercial Truck parking</u>

conditional use permit
PROJECT NAME: permission to park a semi truck and trailer

APPLICANT

Name(s): Joaquin Castro-Javel **Phone #:** 303.257.0495

Address: 2880 Wagner St.

City, State, Zip: Strasburg, CO 80136

2nd Phone #: 720-436-5525 **Email:** lctruckinginc99@gmail.com

OWNER

Name(s): Joaquin Castro-Javel **Phone #:** 303.257.0495

Address: 2880 Wagner St.

City, State, Zip: Strasburg, CO 80136

2nd Phone #: 720-436-5525 **Email:** lctruckinginc99@gmail.com

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

Name: **Phone #:**

Address:

City, State, Zip:

2nd Phone #: **Email:**

DESCRIPTION OF SITE

Address: 2880 WAGNER ST.

City, State, Zip: STRASBURG, CO 80136

Area (acres or square feet): 2.5 ACRES

Tax Assessor Parcel Number

Existing Zoning: PUD/Residential

Existing Land Use: Residential

Proposed Land Use: Conditional use permit / one track one flatbed trailer parking

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.

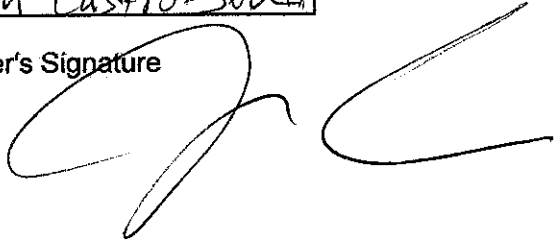
Name: JOAQUIN CASTRO-TOUCA

Date: 7.26.19

Owner's Printed Name

Name: JOAQUIN CASTRO-TOUCA

Owner's Signature



7.26.19

3

To whom it may concern:

I Joaquin Castro-Joval, AM an over The-Road Truck Driver, and would like to continue to Bring my Truck and Trailer Home on weekends, AS it is very hard to find Truck parking in my Area. Truck stops Are Alway full and Are for customers only. The Drive to my property on 2880 Wagner St. Strasburg, CO 80136 is About 500 ft. From the main Hwy. ^{Strasburg Rd.} The empty weight is 30,500 lbs, but is well distributed on 5 Axles, 18 Wheels, and 65 ft. long. The property is 2.5 Acres

P.S. Not knowing permit was needed, I have been parking at this property since October, 2014.

Please consider my petition.
Thanks,

Joaquin Castro-Joval



July 16, 2019

CASTRO JOVEL JOAQUIN
2880 WAGNER ST
STRASBURG, CO 801368009

RE: Property At: **2880 WAGNER ST**
Case #: **VIO2019-01260**
Tax Assessor Parcel #: **0181328401011**

Dear Property Owner(s), Occupant(s), Lender(s):

This office is charged with the duty of performing inspections for the enforcement of the zoning regulations of Adams County Colorado. A site inspection conducted on **07/08/2019** at the abovementioned premises indicates that this property is in violation of the following sections of the Adams County Development Standards and Regulations:

4-03-03-02-12 (1) Please remove all large commercial trucks (semi and flatbed semi) from this property. Vehicles over 7000 pounds are ONLY allowed to kept/parked/stored at this property after FIRST obtaining a Conditional Use Permit to allow this.

3-30-01 & 3-30-02 & 3-30-02-02 Per the PUD (Planned Unit Development) plans for this subdivision, the TLC subdivision shall follow the standards, uses, and restrictions of the RE (Rural Estate) land use district of the Adams County Zoning Regulations.

PLEASE CONTACT THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT AT 720-523-6800 TO DISCUSS THIS PERMIT.

A follow-up inspection will be made on or after **08/05/2019**. If at that time the violation still exists, the matter will be sent to the County Attorney's Office for further action.

Pursuant to Colorado Revised Statutes § 30-28-124.5, the penalty for violation of the County's Development Standards and Regulations is a court judgment of \$500 to \$1,000 in penalties per violation and up to \$100 per day per violation after judgment until the violation is corrected. Injunctive relief may also be sought.

If you have any questions, or your property is in compliance, please feel free to contact me at 720-523-6833 between 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Gail Moon
Code Compliance Officer II
Neighborhood Services Division

BOARD OF COUNTY COMMISSIONERS

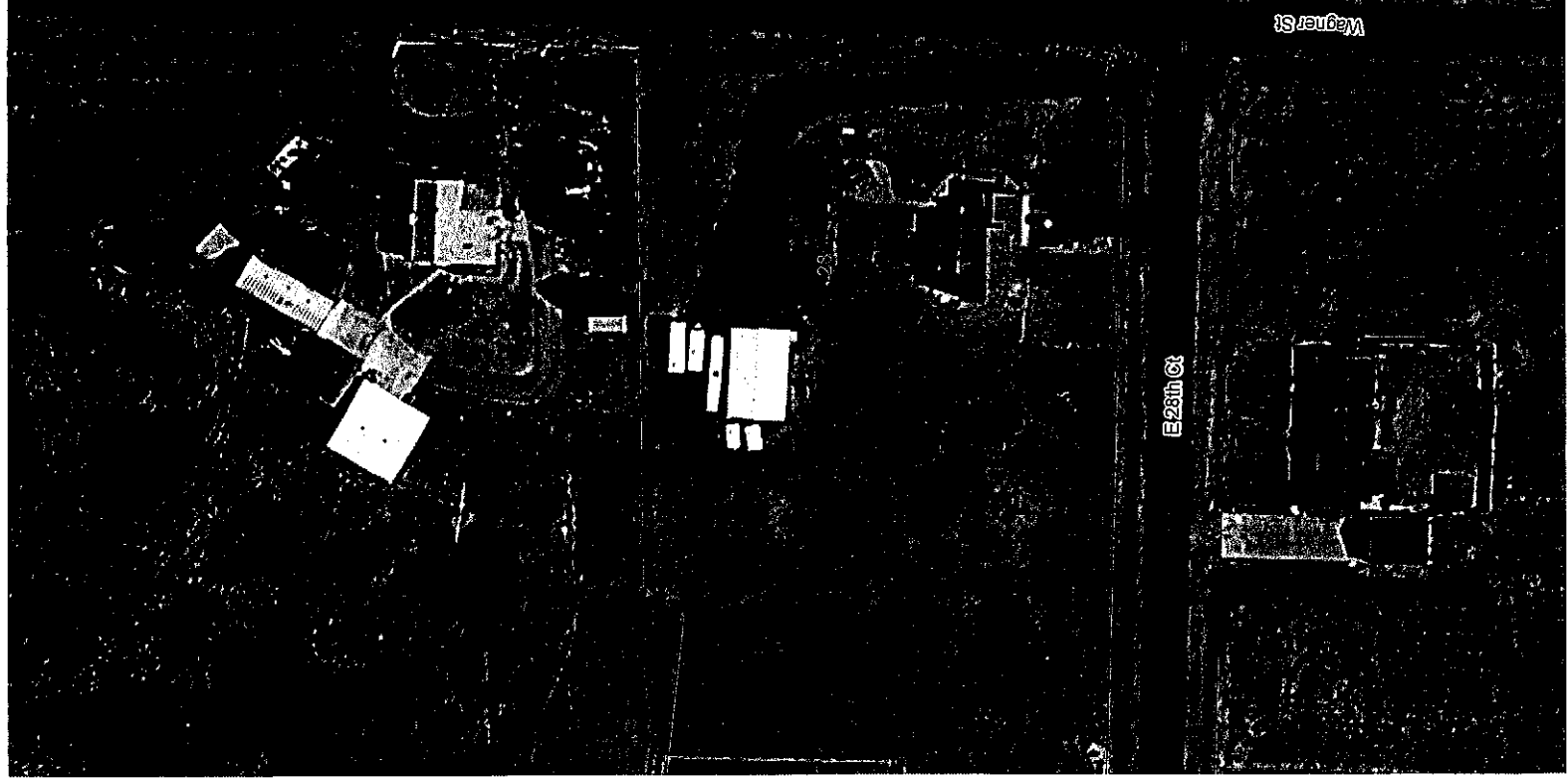
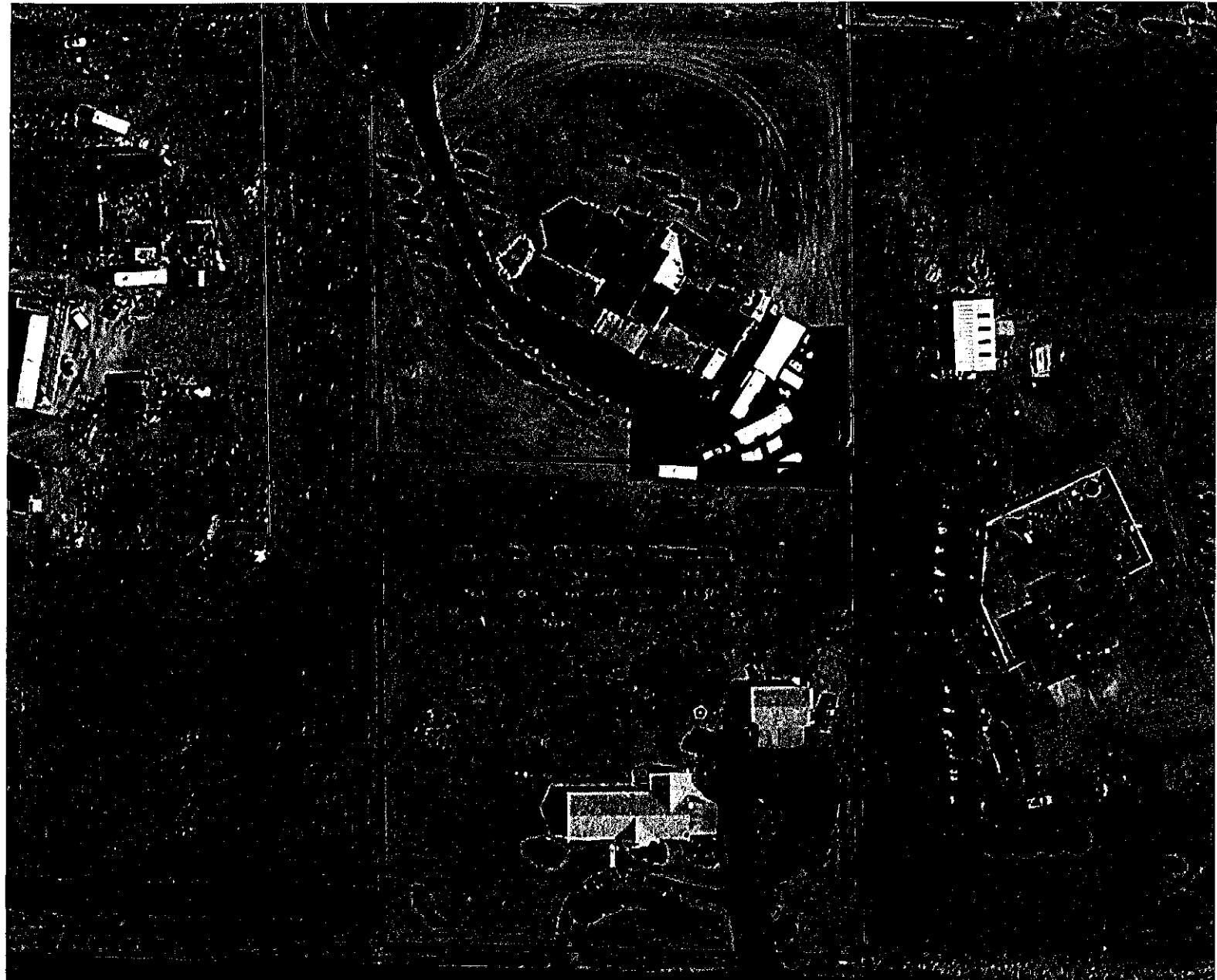
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



After Recording Return To:
SECURITY CONNECTIONS, INC. ON BEHALF OF CALIBER HOME LOANS
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

[Space Above This Line For Recording Data]

Loan Number 8637072902
MERS Number 100820986370729028

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **DECEMBER 12, 2016**, together with all Riders to this document.

(B) "Borrower" is **JOAQUIN CASTRO JOVEL**. Borrower is the trustor under this Security Instrument.

(C) "Lender" is **CALIBER HOME LOANS, INC.**. Lender is a **CORPORATION** organized and existing under the laws of **DELAWARE**. Lender's address is **3701 REGENT BLVD., SUITE 180, IRVING, TX 75063**.

(D) "Trustee" is the Public Trustee of **ADAMS County, Colorado**.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated **DECEMBER 12, 2016**. The Note states that Borrower owes Lender **TWO HUNDRED NINETY-NINE THOUSAND AND 00/100THS Dollars (U.S. \$299,000.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **JANUARY 01, 2032**.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- 1-4 Family Rider
- V.A. Rider
- Manufactured Home Rider
- Leasehold Rider
- Revocable Trust Rider





**Intermountain
Rural Electric
Association**

5496 N. U.S. Highway 85 | Sedalia, CO 80135



Customer Service (7-7 M-F)
1-800-332-9540



Email
CustomerContact@irea.coop



Twitter
@IREAColorado



Outages (24/7)
1-844-IREA-FIX



Online
www.IREA.coop



Facebook
IntermountainREA

Account Information

Account Number 95466453
Customer Name
JOAQUIN CASTRO JOVEL
Service Address
2880 WAGNER ST
Cycle 17 Rate A District 6

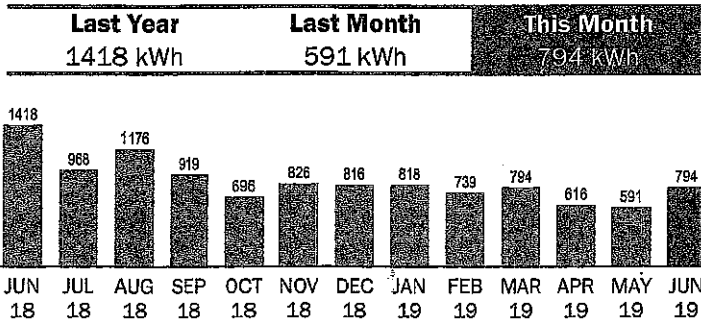
Account Summary

Bill Date 06/25/19
Previous Bill \$83.73
Total Payments -\$83.73
Current Bill \$108.19
Total Amount Due \$108.19

Account # 95466453

**Total Amount Due
by 07/16/19
\$108.19**

Usage Profile



Important Billing Information

IREA offers Automatic Bill Pay and eBilling to make paying and receiving your bills easier. For more information or to sign up, visit www.irea.coop.

Avg Cost per day:
\$3.28

Avg kWh per day:
24.06 kWh

Additional bill details on back

Message Board

Please look for notice of proposed changes to IREA's Rates and Regulations in the June Watts and Volts. The proposed changes DO NOT INCLUDE A RATE INCREASE. They allow for an opt out option for Advanced Metering Infrastructure (AMI), include field service charges for some customer-requested service calls, and revise the time-of-use (TOU) residential energy rates. The full proposed changes are available at www.irea.coop and each of our four offices. Customers have a thirty (30) day comment period once notice is sent.



COLORADO NATURAL GAS, INC.
PO Box 2414 | Fort Smith, AR 72902-2414

Service Address

JOAQUIN CASTRO-JOQUEL
2880 WAGNER ST
Strasburg, CO 80136

Rate Code: RGEC

Account: 2047417

What Do I Owe?

\$56.36

When Is It Due?

07/25/2019

WHAT HAVE I USED?

Bill Date **07/09/2019** Mail Date **07/10/2019**
NORMAL Meter# **2926**

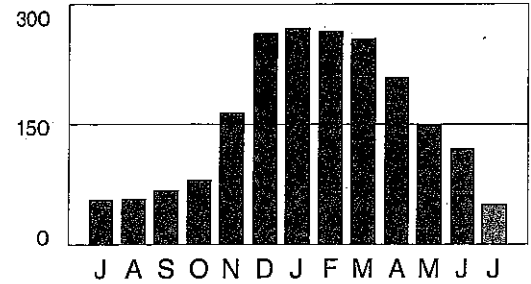
Meter Read Dates	Current Reading	Previous Reading
06/10/19-07/08/19	9779	9726

Volume	x Pressure Factor	x Pressure Correction	= FINAL Consumption
53.00000	1.00000	0.84790	44.93870
TOTAL CONSUMPTION			44.9387 CCF
TOTAL THERMS (1.11920 BTU per CCF)			50.29539 THERMS

Your current gas charges
for 28 days usage

\$2.01
per day

YOUR MONTHLY GAS USAGE (in Therms)



	Jul 2018	Jul 2019
Days in Billing Cycle	31	28
HDD's in Billing Cycle	5	11
Actual Usage Therms	56	50

A Heating Degree Day (HDD) is a measure of coldness used by the National Weather Service. Colder weather will increase the degree day count.

WHAT DO I NEED TO KNOW?

- Like your new bill? Check out our new payment portal at coloradonaturalgas.com
- We are pleased to be your Natural Gas company, providing a more affordable and cleaner energy source.
- Auto Pay - Save time and money. Visit coloradonaturalgas.com to enroll for automatic payments with your checking, savings, credit or debit cards. Online registration is required.
- The Budget Bill Plan is a smart choice if you want to even out the seasonal highs and lows of your heating bill. The Budget Bill Plan is available year-round and can begin with the next bill following sign-up.

GO GREEN! Sign up for eBilling visit coloradonaturalgas.com

WHAT MAKES UP MY BILL?

Previous Balance	Late Fee	Payments/Credits	Last Payment Date	Balance Forward
\$113.36	\$0.00	-\$113.36	06/19/2019	\$0.00

Delivery and Service Charges		\$40.97
Service and Facility Charge		\$14.00
Distribution Charge	50.29539 @ \$0.43920	\$22.09
Customer Assistance Program		\$0.31
Demand Side Management		\$1.45
Tax Cuts Jobs Act Recovery	50.29539 @ \$0.06210	\$3.12

Supply Charges		\$15.39
Commodity Charge	50.29539 @ \$0.25370	\$12.76
Upstream Pipeline Charge	50.29539 @ \$0.05230	\$2.63

Tax and Other Charges	\$0.00
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Account Summary	
Current Statement Charges	\$56.36
Total Amount Due by 07/25/2019	\$56.36

ANY PAST DUE CHARGES ARE SUBJECT TO SERVICE BEING DISCONNECTED.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Joaquin Castro-Joual
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:
Physical Address: 2880 Wagner St - Strasburg, CO 80136
Legal Description: _____
Parcel #(s): _____

(PLEASE CHECK ONE):

JL 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;

JL 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: Joaquin Castro-Joual

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.

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.

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

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

Concerning the property located at:

Physical Address: 2880 Wagner Street Strasburg, CO 80136

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: Joaquin Castro-Jouca

After Recording Return To:

By: _____
Print Name: _____
Address: _____
