



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) *mineral right*
- ✓ 2. Application Fees (see pg. 2) *\$ 1,360*
- ✓ 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 *call North Washington St.*
- ✓ 7. Proof of Utilities (e.g. electric, gas)
- ✓ 8. Legal Description
- ✓ 9. Certificate of Taxes Paid *\$ 10.00*
- ✓ 10. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 7) } *?? Alberto*
- 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	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	With application submittal
Tri-County Health *made payable to Tri-County	\$360	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



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 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:

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



Case No: VIO2019-00704

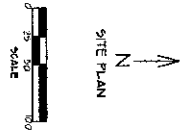
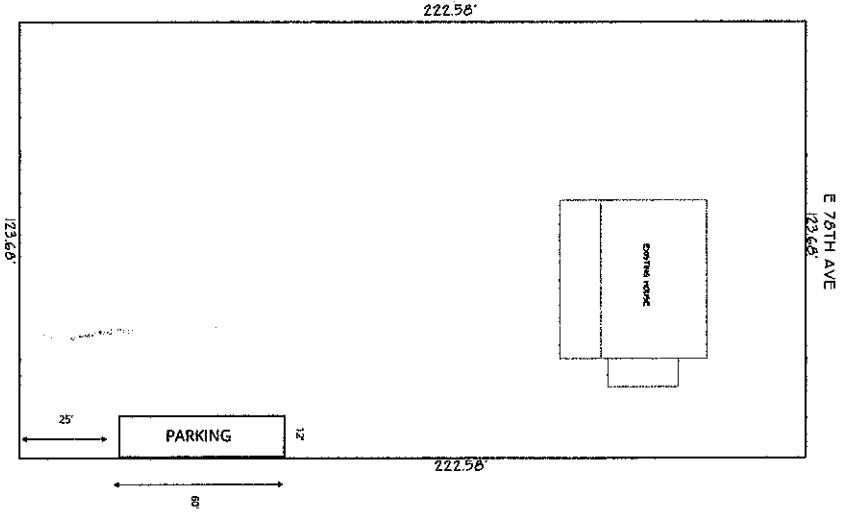
PROJECT INFORMATION SHEET

PROPERTY	Address: 1900 E 78 th Ave, Denver, CO 80229	
	Parcel Tax ID: 0171935100059	
	Total acreage: 0.6300	
	Current zoning: A-1	Current use: Residential

Written Explanation:

Detailed request: I, Roberto Perez, the owner of the property and Trucking Company "Scooby's Trucking", would like to use the property as a parking for 1 semi-trailer. It will be one complete unit which includes a Tractor and Trailer. Millings has been placed at the entrance and the whole rear yard. There will be NO mud tracks from the semi going in and out of the property. It will only be stationed overnight and on weekends. Every Asset is owned and registered in the state of Colorado also everything is insured. We are requesting an updated Conditional Use Permit to park our equipment in this property. The truck will leave and enter once a day Monday thru Friday, it will remain parked on the weekends. The truck will idle for 10 minutes in the morning and depart from the property between 7:00 Am and it will return at 5:00 Pm in the evening. Once its station it will be idling for 10 minutes for it to be cooled down, then it will be turned off. The semi will be station on the south east corner. It will be 110' away from the homes on the west side and 80' from my home on the North side. On the right side of the property there will be a Industrial devolvment. If any questions or concerns feel free to reach out to me.

SITE PLAN





 ROBERTO PEREZ
 P.E. & P.L.S. 12330
 APRIL 26, 2010
 PROFESSIONAL ENGINEER
 STATE OF COLORADO

CONTACT
 ROBERTO PEREZ
 DRAWN BY
 NLS
 CHECKED BY
 GREGORY P. G. C.
 DATE PLOTTED
 3/27/20
 SCALE
 1" = 1/8"

SITE PLAN FOR
 1900 E 78TH AVE,
 DENVER, COLORADO

CRC CONSULTING
 1830 IROQUOIS ROAD, PUEBLO, COLORADO
 PHONE 719-924-9733

PROJECT NO.	DATE

①

Doc Fee: \$38.50

WARRANTY DEED

This Deed, made October 31, 2018

Between Victor Chesnokov of the County Adams, State of Colorado, grantor(s) and Roberto Perez, a Tenant in Severalty whose legal address is 1900 East 78th Avenue, Denver, CO 80229, County of Adams, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **THREE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$385,000.00)** 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 grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 1900 East 78th Avenue, Denver, CO 80229-6003

TOGETHER with all and singular 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 said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling 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 of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated September 29, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his 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 on the date set forth above.

SELLER:



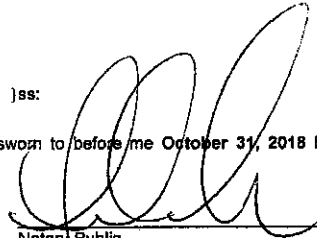
Victor Chesnokov

STATE OF COLORADO
COUNTY OF Denver

Iss:

The foregoing instrument was acknowledged, subscribed and sworn to before me October 31, 2018 by Victor Chesnokov.

Witness my hand and official seal.



Notary Public,
My Commission expires:

AMELIA MEZA
Notary Public
State of Colorado
My Commission Expires: March 10, 2022
LIC# 20054014352



EXHIBIT A
LEGAL DESCRIPTION

A portion of the SW 1/4 of the NE 1/4 of Section 35, Township 2 South, Range 68 West described as follows:
Beginning at Point on the North line of the S 1/2 of the NE 1/4 of Section 35, 1393 feet West of the NE corner thereof; thence West 123.68 feet along the North line of said S 1/2 of the NE 1/4; thence South 574.86 feet; thence East 123.68 feet; thence North 574.86 feet to the Point of Beginning. Except that portion Conveyed by Deed recorded August 26, 1983 in Book 2763 at Page 396, and Except any portion lying within East 78th Avenue, and Except the Southerly 5 feet, County of Adams, State of Colorado.

Together with an Easement for Ingress and Egress over a portion of the following described Property:
The below legal description was prepared by the undersigned September 22, 1993. Its purpose is to describe that portion of the subject's Driveway which encroaches upon the adjoiner.

A portion of the SW 1/4 of the NE 1/4 of Section 35, Township 2 South, Range 68 West described as follows:
Beginning at a point on the North line of the S 1/2 of the NE 1/4 of Section 35, 1393 feet West of the NE corner thereof;
thence S. 11 deg, a distance of 37 feet to a point 80 feet South from the Point of Beginning;
thence North, a distance of 80 feet to the point of beginning. except any portion lying within East 78th Avenue ,
County of Adams, State of Colorado.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0127261

Certificate Number 2020-166645

Parcel 0171935100059

Order Number

Assessed To

Vendor ID Counter

PEREZ ROBERTO
1900 E 78TH AVE
DENVER, CO 80229-6003

Legal Description

Situs Address

SECT. TWN. RNG. 35-2-68 DESC. PT OF THE SW4 NE4 OF SEC 35 DESC AS FOLS BEG AT A PT ON N LN OF S2 NE4 OF SEC 35 1393 FT W OF NE COR THEREOF TH W 123/68 FT TH S 574/86 FT TH E 123/68 FT TH N 574/86 FT TO THE POB EXC PARC 0/63A 1900 E 78TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	\$2,429.96	\$0.00	\$0.00	(\$2,429.96)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/14/2020					\$0.00

Tax Billed at 2019 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6770000	\$88.69	RES IMPRV LAND	\$56,500	\$4,040
ADAMS COUNTY FIRE PROTECTIO	16.5940000	\$400.25	SINGLE FAMILY RES	\$280,901	\$20,080
ADAMS COUNTY	26.9170000	\$649.23	Total	\$337,401	\$24,120
NORTH WASHINGTON WATER & SA	0.7850000	\$18.93			
SD 1	51.7750000	\$1,248.81			
URBAN DRAINAGE SOUTH PLATTE	0.0970000*	\$2.34			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$21.71			
Taxes Billed 2019	100.7450000	\$2,429.96			

* 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 are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L.

Culpepper, J.D.

Treasurer, Adams County, Lisa L. Culpepper J.D.



4430 S. Adams County Parkway
Brighton, CO 80601

Adams County Residential Property Profile

Parcel Number: 0171935100059

<u>Owners Name and Address:</u>	<u>Property Address:</u>
PEREZ ROBERTO 1900 E 78TH AVE DENVER CO 80229-6003	1900 E 78TH AVE CO

Account Summary

Legal Description

SECT,TWN,RNG:35-2-68 DESC: PT OF THE SW4 NE4 OF SEC 35 DESC AS FOLS BEG AT A PT ON N LN OF S2 NE4 OF SEC 35 1393 FT W OF NE COR THEREOF TH W 123/68 FT TH S 574/86 FT TH E 123/68 FT TH N 574/86 FT TO THE POB EXC PARC 0/63A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0127261	10/03/2000	<u>085</u>	100.745

Permits

Permit Cases

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Roberto Perez
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 1900 E 78th Ave, Denver CO 80229

Legal Description: _____

Parcel #(s): 0171935100059

(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: 10-14-20 Applicant: _____

By: [Signature]

Print Name: Roberto Perez

Address: 1900 E 78th Ave

Denver, Co 80229

STATE OF COLORADO)

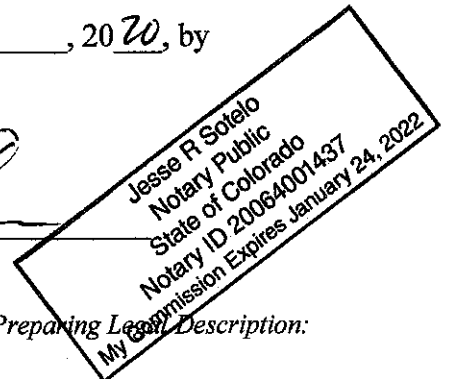
COUNTY OF ADAMS)

Subscribed and sworn to before me this 14th day of October, 2020, by
Roberto Perez

Witness my hand and official seal.

My Commission expires: 1-24-22

[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.

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

I/We, Roberto Perez
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 1900 E 78th Ave. Denver CO 80229

Legal Description: _____

Parcel #(s): 0171935100059

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

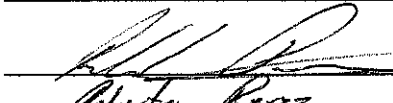
_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application 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: 10-14-20 Applicant: Roberto Perez

After Recording Return To:

By: 
Print Name: Roberto Perez
Address: 1900 E 78th Ave
Denver, CO 80229

STATE OF COLORADO)
)
COUNTY OF ADAMS)

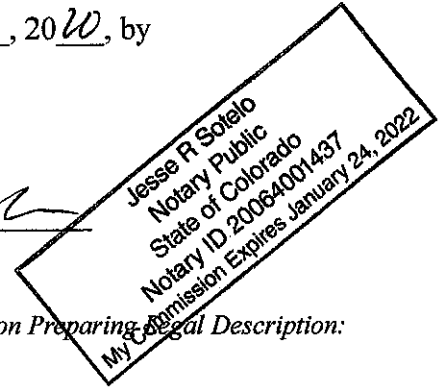
Subscribed and sworn to before me this 14th day of October, 2020, by
Roberto Perez.

Witness my hand and official seal.

My Commission expires: 1-24-22


Notary Public

Name and Address of Person Preparing the 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.

