



DEPARTMENT OF PLANNING SERVICES
1555 N 17th AVE
GREELEY, CO 80631
WEBSITE: www.co.weld.co.us
E-MAIL: mhall@weldgov.com
PHONE: (970) 353-6100, Ext. 3528
FAX: (970) 304-6498

October 12, 2016

KIELIAN CANDACE
22915 CR 15
JOHNSTOWN CO 80534

Subject: TSU16-0007 - TEMPORARY SEASONAL USE PERMIT FOR CHRISTMAS TREE LOT

On parcel(s) of land described as:

PART NE4 SECTION 7, T4N, R67W LOT A REC EXEMPT RE-307 OF THE 6TH P.M., WELD COUNTY, COLORADO.

Dear Applicants:

Your application and related materials for the request described above are complete and in order at this time. I will schedule a meeting with you at the end of the review period to discuss the referral comments received by our office.

It is the policy of Weld County to refer an application of this nature to any town or municipality lying within three miles of the property in question or if the property under consideration is located within the comprehensive planning area of a town or municipality. Therefore, our office has forwarded a copy of the submitted materials to the following Planning Departments for their review and comments:

Berthoud at Phone Number 970-532-2643

Johnstown at Phone Number 970-587-4664

Milliken at Phone Number 970-587-4331

It is recommended that you contact the listed Planning Departments for information regarding their process and to answer any questions that might arise with respect to your application.

If you have any questions concerning this matter, please call.

Respectfully,

Michael Hall
Planner

Digitally signed by Kristine Ranslem
Reason: I am the author of this document
Date: 2016.10.12 13:51:30 -06'00'



Weld County Referral

October 12, 2016

The Weld County Department of Planning Services has received the following item for review:

Applicant: Kielian Property Management LLC

Case Number: TSU16-0007

Please Reply By: November 9, 2016

Planner: Michael Hall

Project: TEMPORARY SEASONAL USE PERMIT FOR CHRISTMAS TREE LOT

Location: SOUTH AND ADJACENT TO HIGHWAY 60; WEST AND ADAJCENT TO CR 15

Parcel Number: 105907000040-R4540986 Legal: PART NE4 SECTION 7, T4N, R67W LOT A REC EXEMPT RE-307 OF THE 6TH P.M., WELD COUNTY, COLORADO.

The application is submitted to you for review and recommendation. Any comments or recommendation you consider relevant to this request would be appreciated. Please reply by the above listed date so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a positive response to the Department of Planning Services. If you have any further questions regarding the application, please call the Planner associated with the request. **Please note that new information may be added to applications under review during the review process. If you desire to examine or obtain this additional information, please call the Department of Planning Services.**

- We have reviewed the request and find that it does / does not comply with our Comprehensive Plan because: _____*
- We have reviewed the request and find no conflicts with our interests. See attached letter.*

Signature _____

Date _____

Agency _____

TSU16-0007

WELD COUNTY DEPARTMENT OF PLANNING SERVICES
1555 N 17th Ave, Greeley, CO 80631 - Phone (970)353-6100, Ext. 3540; Fax (970)304-6498

TEMPORARY SEASONAL USE INFORMATION QUESTIONNAIRE

IMPORTANT - Complete all items on both pages. Mark boxes where applicable.

OWNER: Ryan & Candace Kielian (KPM LLC.)		
ADDRESS: 22915 CR 15		
CITY, STATE ZIP CODE: Johnstown, CO 80534		
PHONE: 9707441990	CELL: 9707441996	E-MAIL: kielian4@aol.com
LEGAL DESCRIPTION - Lot A RE307 Section 7- , Township 4 N, Range 67 W		
Total Acreage of property ⁷		Total Acreage of proposed temporary seasonal use <u>2</u>
PARCEL IDENTIFICATION NUMBER 105907000040		
START DATE: November 22, 2016		END DATE: December 31, 2016

Specifically (explain) the proposed use:

We would like to use the southwest corner lot of the property to set up a temporary seasonal Christmas Tree lot. Our access point would be the southern most access on the property off of CR 15. We have asphalt parking, a dumpster and a bathroom for customers to use all located around the purposed area of use. The septic is 22857 CR 15 permit number G19780130. There is city water on the property.

Number of employees:

2

Hours of operation:

Monday-Thursday 12pm-8pm, Friday-Sunday 10am-9pm,

Number of vehicles and types:

Personal vehicles, i would assume no more than 20 at one given time.

The following conditions must be met prior to determining a use as a temporary seasonal use, the undersigned, understand and agree to the following conditions of this Temporary Seasonal Use:

PLEASE READ AND INITIAL:

CK

I verify that such temporary seasonal use will not be for more than six (6) months for any reason, if the use should continue over six (6) months it shall thereafter conform to the regulations for the zoning district in which it is located.

Print Name: Candace Kielian

Property Address: 22915 CR 15 Johnstown CO

Mailing Address: 22915 CR 15 Johnstown CO

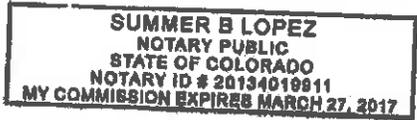
Signature: Candace Kielian

Date: October 9th, 2016

SUBSCRIBED AND SWORN to before me this the 9th day of October, 2016

WITNESS my hand and official seal.

My Commission Expires: 3/27/2017 Summer B Lopez
Notary Public





DEPARTMENT OF PLANNING AND BUILDING
DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
1555 NORTH 17TH AVENUE
GREELEY, CO 80631

**AUTHORIZATION FORM FOR BUILDING, PLANNING AND HEALTH DEPARTMENT PERMITS
AND SERVICES**

I, (We), Steven C Kielian, give permission to Ryan + Candace Vicklin
(Owner - please print) (Applicant/Agent - please print)

to apply for any Planning, Building or Health Department permits or services on our behalf, for the property located at:

22915 CR 15 Johnstown CO 80534

Legal Description: Lot A REESC of Section 7, Township 4 N, Range 67W

Subdivision Name: _____ Lot _____ Block _____

Property Owners Information:

Phone: 970-587-2023 E-mail: KPMLLC@outlook.com

Applicant/Agent Contact Information:

Phone: 970-744-1990 E-Mail: KPMLLC@outlook.com

Email correspondence to be sent to: Owner _____ Applicant/Agent _____ Both X

Postal service correspondence to be sent to: (choose only one) Owner _____ Applicant/Agent X

Additional Info: 854 N 7th St Johnstown, CO 80534

Owner Signature: [Signature] Date: 10/10/14

Owner Signature: _____ Date: _____



WELD COUNTY
ONLINE MAPPING

22915 CR 15, Johnstown CO 80534 Christmas tree lot



1: 1,715

285.9 0 142.96 285.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

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



Legend

- Parcels
- Highway
- County Boundary

Notes

Property located on the corner of Hwy 60 and CR 15. Access point is the southern entrance off CR 15.

Town of

Johnstown

The community that cares

TOWN OF JOHNSTOWN
450 S. Parish Ave.
P.O. Box 609
Johnstown, CO 80534
970-587-4664

Monday - Friday
8:00am - 5:00pm

Drop Box Available
(See reverse for location)

Customer Name **KIELIAN CONTRACTING INC.**

Service Address **22915 WCR 15**

Acct. No. **980.106.02**

PAST DUE ACCOUNTS SUBJECT TO INTERRUPTION OF SERVICE WITHOUT FURTHER NOTICE. Please see reverse side of bill for more information.

Town Offices will be closed on October 10th in observance of Columbus Day.

METER READING

Previous	Current	Days	Usage/Gallons
8/18/2016	9/18/2016	31	
2528	2709		181000

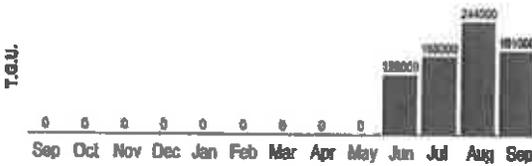
Water	624.21
Storm Water	5.00

Total Current Charges 629.21

Previous Balance	845.30
Payment Received- Thank You	-845.30
Balance Forward	0.00

Total Amount Due 629.21

YOUR MONTHLY USAGE



Town of

Johnstown

450 S. Parish Ave. • P.O. Box 609 • Johnstown, CO 80534

SERVICE ADDRESS: 22915 WCR 15

ADDRESSEE:

4713 1 AV 0.373 16-16

KIELIAN CONTRACTING INC.
23085 COUNTY ROAD 23
MILLIKEN, CO 80543-9437



DETACH AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT

You can now pay your bill with your MasterCard, VISA, Discover or American Express online at www.townofjohnstown.com

ACCOUNT NUMBER	BIDS DATE	DUE DATE
980.106.02	09/28/2016	10/10/2016
TOTAL CURRENT CHARGES	PAST DUE BALANCE	TOTAL AMOUNT DUE
\$ 629.21	\$ 0.00	\$ 629.21
REMIT TO:		

TOWN OF JOHNSTOWN
P.O. BOX 609
JOHNSTOWN, CO 80534-0609

UBU95741

WELD COUNTY HEALTH DEPARTMENT
 1516 Hospital Road
 Greeley, Colorado
 PH. 353-0540

780129
 Permit No. 129

Application for permit to install, construct, an Individual Sewage Disposal System.

Owner Blehan + Emmons Address 22857 WCR 15 Phone 7-7-7-7
 Directions to site: Hwy 34 to Rd. 17 N mi, E mi, S 1/4 mi, W 1/4 mi
JOHNSTOWN 1 mi west ONT Hwy 60 Corner of Hwy 60 & Rd. 17
 Legal Description: Ptn. NE 1/4 Sec. 7, T 4 N, R 67 W, Sub. _____ Lot Blk

General Information

No. Bedrooms 2 No. Persons 2
 No. Baths 1 Basement Plumbing NO
 Size of Lot 3 acre
 H₂O supply (If well give depth) JOHNSTOWN
 New Home Mobile Home Modular Add'n New brick
 Type of sewage disposal requested: Field
 Septic tank Privy Other _____

Dept. Use Only

Perc rate (avg. of 3) _____
 Soil Type C
 H₂O Table Depth _____
 Lot Grade Level
 Engineer Design Yes No
 If YES-reason: _____
 Comments: _____

This is to certify that the system is NOT within 400 ft. of a public sewer X

Installation instructions: (Minimum Requirements)

Septic Tank _____ Gals. Absorption Trenches 570 Sq. Ft.
 Other _____ or
 Special Instructions _____ Seepage Bed not permitted Sq. Ft.

This system will be constructed and installed in accordance with the above specifications and regulations regarding individual sewage disposal systems in Weld County, Colorado.

This permit shall expire at the same time as the building permit, or, if no building permit is issued, the permit shall expire 120 days after its issuance if construction has not been commenced.

Date: 4/25/78

Owner: X [Signature]

Applicant: _____

The plans and specifications as shown are approved pending payment of permit fee.

Date: 4/25/78

The above system inspected and found to comply with plan and description.

Sanitarian: 5/14/78 C.O.U.

Systems Contractor: _____

Date: 5/14/78

Sanitarian: Henry Collier

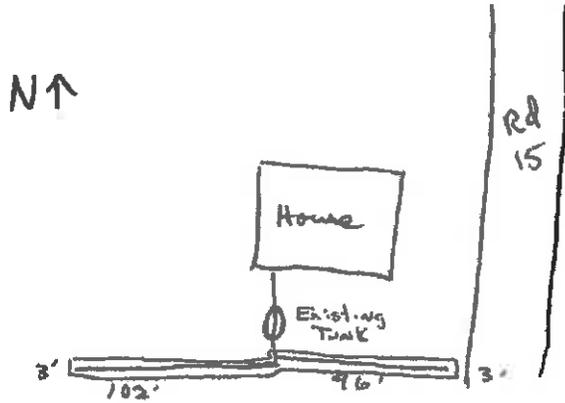
Engineer Review: _____ (Date) _____ (Signature)

Permit Fee: \$ 50.00

Received by: H. Collier

Date: 4/25/78

$$\begin{array}{r} 198 \text{ ~~228~~$$



Pipe connected on 5/4/78

Tamed down
 4/27/78 . Pipe
 not level . some
 with holes up instead
 of down .



WELD COUNTY HEALTH DEPARTMENT
1517 16TH AVENUE COURT, GREELEY, CO 80631
(970)353-0635 EXT 2225 FAX (970)356-4966
SEPTIC LOAN APPROVAL

Closing Date: 12/12/1998 Request No : 98-086
New Loan : Y Date Received: 10/13/1998
Re-Financed : N

TO WHOM IT MAY CONCERN:

Review and inspection report regarding water and the sewage disposal system for an existing dwelling:

SEND TO: Susan Emmons Realtor Phone :
22915 Weld County Road 15 Owner Phone (H): (970)587-2128
Johnstown, Colorado 80534 Owner Phone (W):

=====
INFORMATION: Address: 22857 WCRD. 15 JOHNSTOWN CO 80534
Legal: 21450-A PT NE4 7 4 67 BEG 45.6' Sec/Twn/Range: C N8
Subdivision/Legal:
Property Owner: Emmons, Susan
Tank Pumped On: 07/02/1998 By: Art's Sanitation Service Licensed: Y
PERMIT ON RECORD: Permit No: G19780129 SOE(Y/N): N Year Installed: 1978
Original Owner: BLEHM & EMMOMS
Bath: 1 Bed: 2 Acres: .50 Date of Final Insp: 05/07/1978
Water Supply -
Public : Y Utility Name: Johnstown Water
Private: Cistern: Well: Permit Number:
Tank Capacity: 1000 gallons Field Size: 871 square feet
=====

INSPECTION FINDINGS: Date of Inspection: 10/14/1998
Soil Conditions - Dry: XX Saturated: Snow-covered:
Residence - Occupied: XX Vacant:
Sewage Disposal System - Satisfactory: XX Other:
Bacteriological Water Test - Acceptable: XX Other:
COMMENTS: At time of inspection there were no apparent signs of system failure.

Date: 10/26/98 Signature: Pam Smith
Environmental Protection Specialist

Neither the County of Weld, nor any of its agents or employees undertake or assume any liability to the owner of the above property, to any purchaser of the above property or to any lending agency making a loan on the above property in connection with either its examination of the property or in the report.

This inspection was conducted solely for the purpose of detecting health hazards observable at the time of inspection, and does not constitute a warranty that the system is without flaw or that it will continue to function in the future. Inspections requested during periods of snow cover and high soil saturation may be of questionable value to potential buyers due to adverse conditions. Water sample reports reflect the bacteriological quality of the water supply at the time the sample was taken. Evaluations based on Statements of Existing (SOE) relies on information the property owner provides, under oath, indicating current status of the system and representing to the best of his/her knowledge the system is not failing to function properly.

WHEN RECORDED RETURN TO:
22915 County Road 15
Johnstown, CO 80534

DF: \$ 80.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made on May 20, 2016 between ARCHER-DANIELS-MIDLAND COMPANY, a Delaware corporation who acquired title as ADM Alliance Nutrition, Inc., an Illinois corporation ("Grantor"), and KJellian Property Management LLC, a Colorado limited liability company ("Grantee"), whose legal address is 22915 County Road 15, Johnstown, CO 80534

WITNESS, that the Grantor, for and in consideration of Eight Hundred Thousand Dollars and No/100's (\$800,000.00), 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 and the successors and assigns of the Grantee forever, all of the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of WELD and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Also Known As: 22915 County Road 15, Johnstown, CO 80534

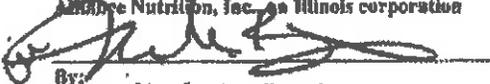
TOGETHER WITH, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in 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 Grantee, and the successors and assigns of the Grantee forever. The Grantor, for the Grantor and the successors and assigns of the Grantor, does covenant, grant, bargain and agree to and with the Grantee and the successors and assigns of the Grantee, that at the time of the sealing and delivery of these presents, the Grantor is well-versed of the premises above conveyed, has a 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 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 those items set forth in Exhibit "B" attached hereto and made a part hereof

The Grantor shall and will WARRANT and FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee and the successors and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

EXECUTED AND DELIVERED on the date set forth above.

ARCHER-DANIELS-MIDLAND COMPANY, a Delaware corporation who acquired title as ADM Alliance Nutrition, Inc., an Illinois corporation


By: _____
Name: Mark A. Bemis
Title: President, North America



STATE OF: ILLINOIS
COUNTY OF: MACON

The foregoing instrument was acknowledged before me on May 18, 2016 by Mark A. Bemis as President, North America of ARCHER-DANIELS-MIDLAND COMPANY, a Delaware corporation who acquired title as ADM Alliance Nutrition, Inc., an Illinois corporation.

My Commission Expires:



Notary Public



DRRD-GW

EXHIBIT "B"

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Taxes and Assessments for the year 2016 and subsequent years a lien not yet due and payable.
7. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
8. Right of Way for county roads 30 feet wide on either side of section and township lines, as established by the Board of County Commissioners for Weld County, recorded October 14, 1889 in Book 36 at Page 273.
9. Reservation as set forth in the United States Patent recorded March 18, 1897 in Book 153 at Page 40, which states as follows: "All Mineral Lands" should any such be found to exist in the tract described in the foregoing, but this exclusion and exception, according to the terms of the statute, shall not be construed to include "Coal and Iron Land".
10. Reservation as contained in deeds from the Union Pacific Railway Co. recorded October 27, 1887 in Book 69 at Page 513; April 14, 1971 in Book 644 at Reception No. 1565712.
11. Reservation of an undivided 1/2 of all oil, gas and other minerals and mineral rights as contained in deed recorded March 29, 1965 in Book 538 at Reception No. 1459214.
12. Reservation of an undivided 1/4 interest in and to all oil, gas and other minerals and mineral rights as contained in deed recorded January 19, 1976 in Book 575 at Reception No. 1679232.
13. Oil and gas lease recorded June 17, 1976 in Book 627 at Reception No. 1549424, and any and all assignments thereof, or interests therein.
14. Oil and gas lease recorded June 17, 1976 in Book 627 at Reception No. 1549425, and any and all assignments thereof, or interests therein.
15. Right of way granted to The Great Western Railway Co. in instrument recorded February 19, 1902 in Book 190 at Page 72.
16. Right of way easement granted to Sinclair Pipe Line Co. in instrument recorded April 8, 1963 in Book 1643 at Page 184.
17. Reservation as set forth in Warranty Deed between Theodor Blehm and Robert E. Emmons and Susan A. Emmons recorded May 30, 1978 in Book 833 at Reception No. 1754917.
18. Rights of way and easements as shown on map of Recorded Exemption No. 1059-7-1-RE307 recorded May 22, 1978 in Book 832 at Reception No. 1754243.
19. Oil and gas lease recorded March 3, 1997 in Book 1593 at Reception No. 2535766, and any and all assignments thereof, or interests therein.
20. Subject to the Request for Notification of Surface Development by RME Petroleum Company and RME Land Corp. recorded May 28, 2002 at Reception No. 2955235.

STATEMENT OF AUTHORITY

- This Statement of Authority relates to an entity' named Kielian Property Management LLC, a Colorado limited liability company and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
- The entity is formed under the laws of State of Colorado
- The mailing address for the entity is 23085 County Road 23, Milliken, CO 80543
- The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Steven C. Kielian, Manager
- The authority of the foregoing person (s) to bind the entity is not limited limited as follows: _____
- Other matters concerning the manner in which the entity deals with interests in real property: NONE

Executed this 20th day of May, 2016

Kielian Property Management LLC, a Colorado limited liability company

[Signature]
By: Steven C. Kielian, Manager

STATE OF COLORADO

COUNTY OF Weld } ss.

The foregoing instrument was acknowledged before me this 20 day of May, 2016 by Steven C. Kielian, Manager of Kielian Property Management LLC, a Colorado limited liability company

Witness my hand and official seal.

My commission expires 8/17/18

[Signature]
Notary Public

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
The statement of authority must be recorded to obtain the benefits of the statute.

