

**CONDITIONAL USE PERMIT  
ARVADA WEST AUTO SERVICE**

11600  
**THIS CONDITIONAL USE PERMIT** is issued to Dorsey and Paula Johnson, whose address is 5785 Ward Road, Arvada CO 80003, hereinafter referred to as the "Applicant" by the CITY OF ARVADA, COLORADO, a municipal corporation, whose address is 8101 Ralston Road, Arvada, Colorado 80002, hereinafter referred to as the "City." This Conditional Use Permit shall be effective following execution by the Applicant and immediately upon approval by the City Council of the City of Arvada as evidenced by the signature of the City's Mayor on the date indicated below. 1/3

**RECITALS AND REPRESENTATIONS:**

**WHEREAS**, the Applicant/Developer has filed a site plan with the City of Arvada requiring a conditional use permit for the following parcel of land, described as follows:

Lot 3, Ralston Station Filing No. 7  
The address is 11752 W. 64<sup>th</sup> Avenue, Arvada, Colorado.


**NOW, THEREFORE**, this Conditional Use Permit is issued upon the following conditions:

1. MINOR AUTO REPAIR BUSINESS. The Applicant agrees to operate a minor auto repair business and no outside storage of vehicles shall be permitted.
2. MAINTENANCE OF PROPERTY. The Applicant agrees to keep the property in good physical repair and appearance at all times consistent with City laws and regulations.
3. OTHER PERMITS AND APPROVALS. Any approval by the City shall not relieve the Applicant of the responsibility of securing permits or approvals required by any other governmental agency that may have jurisdiction.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

Date: 12/16/02

**CITY OF ARVADA,**  
a municipal corporation

  
\_\_\_\_\_  
Ken Fellman, Mayor  
8101 Ralston Road  
Arvada, Colorado



**APPLICANT**

*Paula Johnson*

Paula Johnson  
5785 Ward Road  
Arvada, CO 80003

3

STATE OF Colorado )  
COUNTY OF Adams ) ss.

Acknowledged before me this <sup>(S)</sup> 13<sup>th</sup> day of December, 2002, by  
Paula Johnson.

Notary

*Sabrina Gomez*

My Commission Expires. My Commission Expires August 11, 2003

