

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION FOR LAND USE CASE DECISION - CASE #RCU2013-00038 MISTER  
MONEY CUP RENEWAL**

Resolution 2014-162

WHEREAS, on the 24<sup>th</sup> day of February, 2014, the Board of County Commissioners, held a public hearing on the application of FCFS CO Inc., Case #RCU2013-00038; and,

WHEREAS, this case involved an application for: Conditional Use Permit renewal to allow operation of a pawn shop in the C-4, Commercial Zone District pursuant to 4-09-02-11-08 (Previous Case# RCU2008-00036) on the following described property:

PARCEL NUMBER: 0182518206008

APPROXIMATE LOCATION: 5300 Sheridan Boulevard

LEGAL DESCRIPTION: SUB:BERKELEY VILLAGE FILING NO 1  
DESC: PARC B PT OF BERKELEY VILLAGE FILING NO 1 DESC AS  
BEG AT W4 COR SEC 18/3/68 TH E 60 FT TH N 440/04 FT TO TRUE  
POB TH CONT N 823/33 FT TO PT TH E 93/42 FT TO BEG OF CURVE  
TO LEFT THE DELTA OF SD CURVE IS 25D 12M THE RAD OF SD  
CURVE IS 313/09 FT TH ALG ARC OF SD CURVE 137/74 FT TO END  
OF SD CURVE TH N 64D 24M E 92/85 FT TO BEG OF CURVE TO RT  
DELTA OF SD CURVE IS 25D 12M RAD OF SD CURVE IS 209/55 FT  
TH ALG ARC OF SD CURVE 92/19 FT TO PT 460 FT E OF W LN OF SD  
NW4 TH S 927/27 FT TO NE COR OF ACCESS EASEMENT TH N 88D  
12M W ALG N LN SD EASEMENT 400/29 FT TO TRUE POB EXC  
PARC AND EXC HIWAY

WHEREAS, substantial testimony was presented by members of the public and the applicant;  
and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 13<sup>th</sup> day of February, 2014, and forwarded a recommendation of APPROVAL to the Board of County Commissioners based on the following:

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.
2. The conditional use is permitted in the applicable zone district.
3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Conditions:**

1. The Conditional Use Permit shall expire on February 24, 2019.
2. All activities shall be performed or carried out entirely within the enclosed building.
3. The display of items outdoors shall be prohibited.
4. The applicant shall comply with all requirements of the Southwest Adams Fire District.

**Notes to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.
2. Should noncompliance with any of the conditions of approval occur, or should there be complaints concerning the operations of the store during their five-year term, a show cause hearing may be initiated whereby the permit may be revoked by the Board of County Commissioners.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Hansen \_\_\_\_\_ Aye

Commissioners

STATE OF COLORADO     )  
County of Adams         )

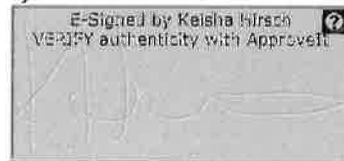
I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 24<sup>th</sup> day of February, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

# Mister Money - CUP Renewal

<b>Case Number:</b>	<b>RCU2013-00038</b>
<b>Planning Commission Hearing Date:</b>	<b>02/13/2014 at 6:00 p.m.</b>
<b>Board of County Commissioners Hearing Date:</b>	<b>02/24/2014 at 10:00 a.m.</b>

Case Manager: Emily Collins  
 Case Technician: Genevieve Pizinger

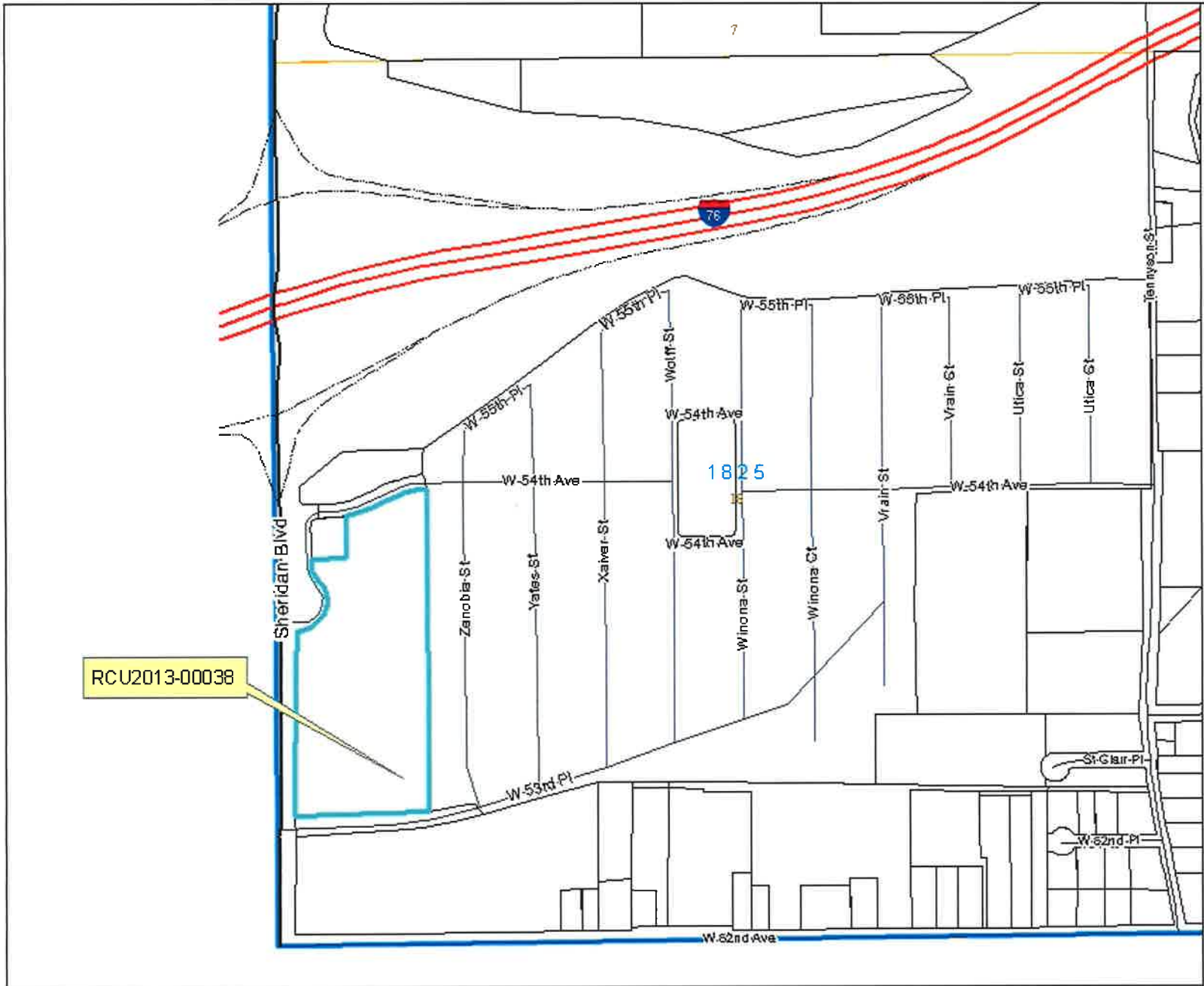
Applicant: RICK L. WESSEL 817-460-3947  
 690 E. LAMAR BLVD.  
 STE 400  
 ARLINGTON, TX 76011

Owner: BVSC PROPERTY LLC  
 C/O SPERRY PROPERTIES  
 2871 N SPEER BLVD  
 DENVER, CO 802114226

Representative:

Location: 5300 SHERIDAN BLVD  
 Parcel Number: 0182518206008  
 Size of Property: 4.8700 acres  
 Proposed Use: Commercial  
 Request: Conditional Use Permit renewal to allow operation of a pawn shop in the C-4,  
 Commercial Zone District pursuant to 4-09-02-11-08 (Previous Case# RCU2008-00036)

	<b>HEARINGS</b>	
<b>Planning Commission</b>		<b>Board of County Commissioners</b>
Date: 02/13/2014	Date:	02/24/2014
Action:	Action:	
Date:	Date:	
Action:	Action:	
Review for Tracking:	Date:	
Map Updated by:	Date:	
Approved By:	Date:	



**LEGEND**

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- ▨ Airport Noise Overlay
- ▭ Incorporated Areas

RCU2013-00038

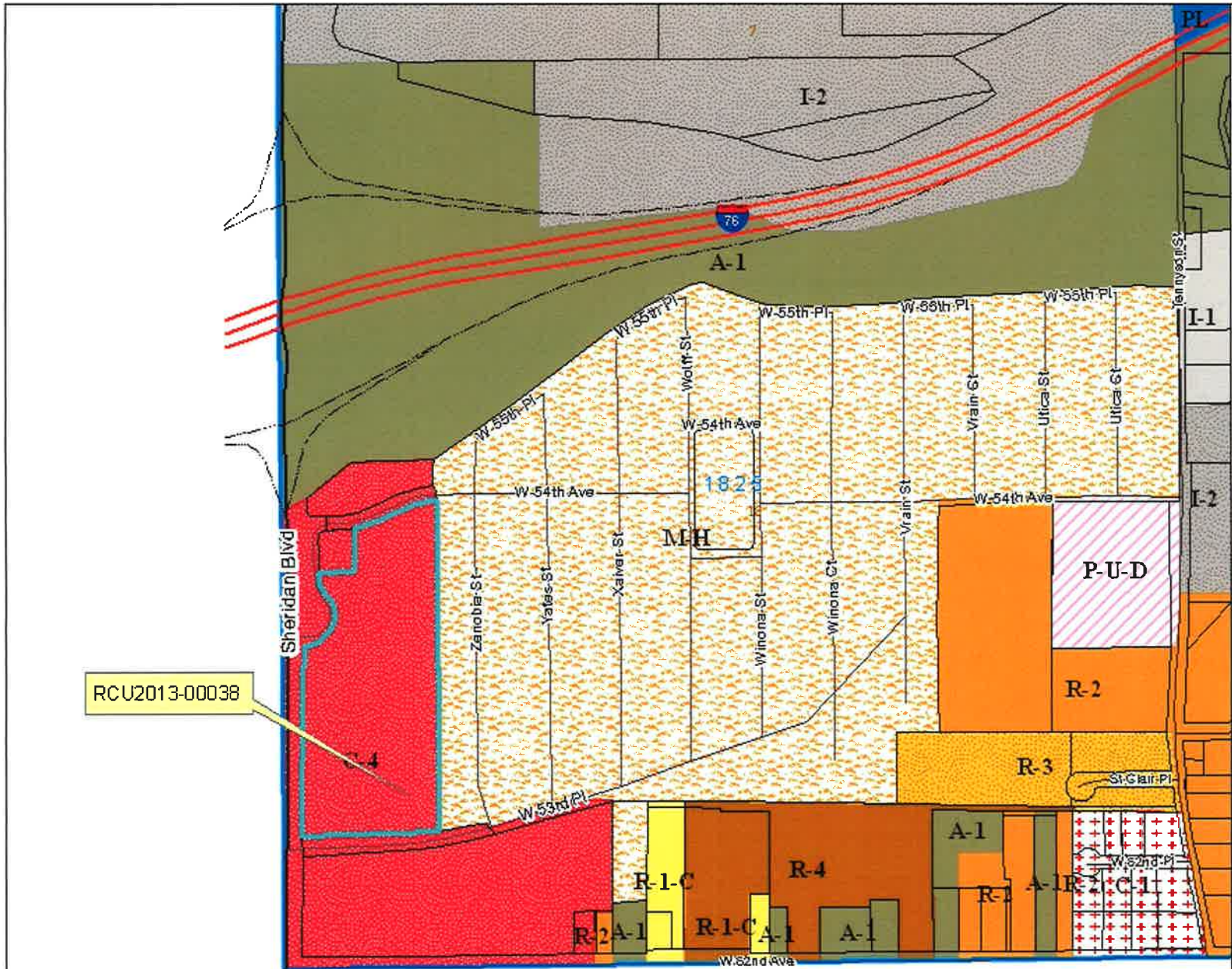
Mister Money - CUP Renewal  
RCU2013-00038



For display purposes only.



This map is made possible by the Adams County GIS group. We bear no responsibility for its accuracy.



**LEGEND**

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- I-1
- I-2
- I-3
- CO
- PL
- A/
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

RCU2013-00038

Mister Money - CUP Renewal  
RCU2013-00038



For display purposes only.



This map is made possible by the Adams County GIS group, with all assumptions to responsibility for its accuracy.



LEGEND

Mister Money - CUP Renewal  
RCU2013-00038



For display purposes only.



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**PLANNING AND DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**February 24, 2014**

<b>Case No.: RCU2013-00038</b>	<b>Case Name: Mister Money - CUP Renewal</b>
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Owner's Name:	BVSC Property, LLC
Applicant's Name	FCFS CO, Inc. (Mister Money)
Applicant's Address:	690 E. Lamar Boulevard, Ste 400, Arlington, TX 76011
Location of Request:	5300 A Sheridan Boulevard, Arvada, CO 80002
Nature of Request:	Conditional Use Permit renewal to allow operation of a pawn shop in the C-4, Commercial Zone District pursuant to 4-09-02-11-08 (Previous Case# RCU2008-00036)
Site Size:	4.87 +/- acres / 10,182 square feet store
Zone District:	C-4, Commercial
Proposed Use:	Pawn Shop in strip mall
Existing Use:	Strip Mall
Hearing Date(s):	<b>PC: February 13, 2014 (6:00pm)</b> <b>BOCC: February 24, 2014 (10:00am)</b>
Report Date:	February 18, 2014
Case Manager:	Emily Collins <i>EU A.M.</i>
Staff Recommendation:	Approval with 8 findings, 4 conditions, & 2 notes
PC Recommendation:	Approval with 8 findings, 4 conditions, & 2 notes

**SUMMARY OF PREVIOUS APPLICATIONS**

On January 26, 2009, the Adams County Board of County Commissioners approved Case # RCU2008-00036, a Conditional Use Permit to allow operation of a pawn shop in the C-4, Commercial Zone District. The conditions of approval for this Conditional Use Permit included a term of five (5) years with expiration of the permit on January 26, 2014. The current application is a request to renew this original Conditional Use Permit.

**SUMMARY OF CURRENT APPLICATION**

The applicant is requesting a Conditional Use Permit renewal to allow operation of a pawn shop in the C-4, Commercial Zone District. The site is located northeast of Sheridan Boulevard and



West 53<sup>rd</sup> Place. The subject site is zoned C-4, Commercial, with nearby parcels zoned C-4 and MH (Mobile Home). The site is approximately 4.87 acres in size and contains an existing strip mall with various businesses. The site is currently served by the Berkeley Water and Sanitation District.

The property owner would like to continue operations in the southern unit of the strip mall as a Mister Money pawn shop. A pawn shop is classified as a Heavy Retail and Heavy Services use. As such, pawn shops are only allowed within the C-2, C-3, C-4 and C-5 zone districts with an approved Conditional Use Permit (pawn shops are allowed as a permitted use within all of the industrial zone districts). FCFS CO's parent company, First Cash Financial Services, Inc., was founded in 1988 and is a leading international pawnshop operator with over 800 locations in twelve U.S. states and 24 states in Mexico. The company's principal executive offices are located in Arlington, Texas. Its retail pawn locations buy and sell a wide variety of jewelry, electronics, tools and other merchandise, and make small customer loans secured by pledged personal property.

The applicant stated that the use has not changed within the past five (5) years and change is not foreseen in the future. According to the applicant, there is adequate space and access at the current location and the existing parking, traffic circulation, screening, landscaping, signage and exterior lighting is convenient and the most functional use of the space available. The original application stated the number of parking spaces located directly adjacent to the west of the premises is 120 spaces. These are the spaces that one would most likely utilize when coming to the pawn store. Other businesses currently existing within the area include: Dollar General, Berkeley Village Discount Liquor, Turn Bingo, All Treasures Thrift & Resale Store, Black Hawk & Central City Casino Shuttle Bus Service, and Detroit Transmission Specialists. The applicant stated that there have been no adverse impacts to the surrounding area as a result of this conditionally permitted use, and no changes are proposed to the existing pawn shop use. Upon visiting the site, it would appear that the use has been reasonably well maintained (external appearance, building façade, signage, etc.).

The applicant continues to cooperate fully with local law enforcement. The applicant confirmed that there has been no change (and there will be no change) in regards to the process with the Adams County Sheriff's Office. This includes a weekly delivery of all pawn tickets to the Sheriff's Office.

In accordance with the Adams County Development Standards and Regulations, mailings were sent to the surrounding property owners and referral agencies. As of the date of this report, Staff has not received any negative comments from any surrounding property owners or referral agencies. Staff received a comment from the Community Development Director at the City of Arvada stating the operators have been cooperative the City's police department and they have not received and negative reports related to this business.

It is important to note issuance of a Conditional Use Permit for a pawn shop in the C-4 zone district would not be considered a permanent land use entitlement. Should the application be considered for approval, Staff would recommend placing a five (5) year time limit on the renewal

of this conditional use permit. Should the applicant demonstrate a poor operating history in those five (5) years, Staff may recommend denial of a subsequent renewal request. In addition, should there be significant complaints or operational issues during the five (5) year term, a show cause hearing can be initiated whereby the permit may be revoked by the Board of County Commissioners. Staff believes this location is appropriate for continued operations as a pawn shop. The request is consistent with the surrounding neighborhood and the other zonings in the area. Substantial opposition has not been received as of the report date. Staff is recommending approval based upon the following findings:

**CITIZEN COMMENTS**

No citizen comments were received.

**PLANNING COMMISSION UPDATE**

The Planning Commission previously heard this case on February 13, 2014 and recommended approval in a 7-0 vote. During the hearing the applicant was asked if firearms are sold in the pawn shop. The applicant replied firearms are sold on the premises; however, they are kept in a locked cabinet during business hours and then stored in a safe after hours. The applicant had no comments or objections to the staff report. The Planning Commission recommended approval with 8 findings, 4 conditions, and 2 notes to the applicant.

**RECOMMENDED FINDINGS OF FACT**

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.
2. The conditional use is permitted in the applicable zone district.
3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Staff Recommendation:	<b>Approval with 8 findings, 4 conditions, &amp; 2 notes</b>
PC Recommendation:	<b>Approval with 8 findings, 4 conditions, &amp; 2 notes</b>

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **Recommended Conditions:**

1. The Conditional Use Permit shall expire on February 24, 2019.
2. All activities shall be performed or carried out entirely within the enclosed building.
3. The display of items outdoors shall be prohibited.
4. The applicant shall comply with all requirements of the Southwest Adams Fire District.

#### **Recommended Notes to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.
2. Should noncompliance with any of the conditions of approval occur, or should there be complaints concerning the operations of the store during their five-year term, a show cause hearing may be initiated whereby the permit may be revoked by the Board of County Commissioners.



Planning and Development Department  
12200 Pecos Street, Westminster, CO 80234  
PHONE 303.453.8800 FAX 303.453.8829

## MEMORANDUM

To: Board of County Commissioners  
From: Emily Collins, Planner  
Subject: Mister Money - CUP Renewal / Case # RCU2013-00038  
Date: February 18, 2014

### ALTERNATIVE RECOMMENDED FINDINGS

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.



**PLANNING AND DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Planning Commission**

**February 13, 2014**

**Case No.: RCU2013-00038**

**Case Name: Mister Money - CUP Renewal**

Owner's Name:	BVSC Property, LLC
Applicant's Name	FCFS CO, Inc. (Mister Money)
Applicant's Address:	690 E. Lamar Boulevard, Ste 400, Arlington, TX 76011
Location of Request:	5300 A Sheridan Boulevard, Arvada, CO 80002
Nature of Request:	Conditional Use Permit renewal to allow operation of a pawn shop in the C-4, Commercial Zone District pursuant to 4-09-02-11-08 (Previous Case# RCU2008-00036)
Site Size:	4.87 +/- acres / 10,182 square feet store
Zone District:	C-4, Commercial
Proposed Use:	Pawn Shop in strip mall
Existing Use:	Strip Mall
Hearing Date(s):	<b>PC: February 13, 2014 (6:00pm)</b> <b>BOCC: February 24, 2014 (10:00am)</b>
Report Date:	January 27, 2014
Case Manager:	Emily Collins <i>EC</i> <i>AM</i>
Staff Recommendation:	Approval with 8 findings, 4 conditions, & 2 notes

**SUMMARY OF PREVIOUS APPLICATIONS**

On January 26, 2009, the Adams County Board of County Commissioners approved Case # RCU2008-00036, a Conditional Use Permit to allow operation of a pawn shop in the C-4, Commercial Zone District. The conditions of approval for this Conditional Use Permit included a term of five (5) years with expiration of the permit on January 26, 2014. The current application is a request to renew this original Conditional Use Permit.

**SUMMARY OF CURRENT APPLICATION**

The applicant is requesting a Conditional Use Permit renewal to allow operation of a pawn shop in the C-4, Commercial Zone District. The site is located northeast of Sheridan Boulevard and West 53<sup>rd</sup> Place. The subject site is zoned C-4, Commercial, with nearby parcels zoned C-4 and

MH (Mobile Home). The site is approximately 4.87 acres in size and contains an existing strip mall with various businesses. The site is currently served by the Berkeley Water and Sanitation District.

The property owner would like to continue operations in the southern unit of the strip mall as a Mister Money pawn shop. A pawn shop is classified as a Heavy Retail and Heavy Services use. As such, pawn shops are only allowed within the C-2, C-3, C-4 and C-5 zone districts with an approved Conditional Use Permit (pawn shops are allowed as a permitted use within all of the industrial zone districts). FCFS CO's parent company, First Cash Financial Services, Inc., was founded in 1988 and is a leading international pawnshop operator with over 800 locations in twelve U.S. states and 24 states in Mexico. The company's principal executive offices are located in Arlington, Texas. Its retail pawn locations buy and sell a wide variety of jewelry, electronics, tools and other merchandise, and make small customer loans secured by pledged personal property.

The applicant stated that the use has not changed within the past five (5) years and change is not foreseen in the future. According to the applicant, there is adequate space and access at the current location and the existing parking, traffic circulation, screening, landscaping, signage and exterior lighting is convenient and the most functional use of the space available. The original application stated the number of parking spaces located directly adjacent to the west of the premises is 120 spaces. These are the spaces that one would most likely utilize when coming to the pawn store. Other businesses currently existing within the area include: Dollar General, Berkeley Village Discount Liquor, Turn Bingo, All Treasures Thrift & Resale Store, Black Hawk & Central City Casino Shuttle Bus Service, and Detroit Transmission Specialists. The applicant stated that there have been no adverse impacts to the surrounding area as a result of this conditionally permitted use, and no changes are proposed to the existing pawn shop use. Upon visiting the site, it would appear that the use has been reasonably well maintained (external appearance, building façade, signage, etc.).

The applicant continues to cooperate fully with local law enforcement. The applicant confirmed that there has been no change (and there will be no change) in regards to the process with the Adams County Sheriff's Office. This includes a weekly delivery of all pawn tickets to the Sheriff's Office.

In accordance with the Adams County Development Standards and Regulations, mailings were sent to the surrounding property owners and referral agencies. As of the date of this report, Staff has not received any negative comments from any surrounding property owners or referral agencies. Staff received a comment from the Community Development Director at the City of Arvada stating the operators have been cooperative the City's police department and they have not received and negative reports related to this business.

It is important to note issuance of a Conditional Use Permit for a pawn shop in the C-4 zone district would not be considered a permanent land use entitlement. Should the application be considered for approval, Staff would recommend placing a five (5) year time limit on the renewal of this conditional use permit. Should the applicant demonstrate a poor operating history in those

five (5) years, Staff may recommend denial of a subsequent renewal request. In addition, should there be significant complaints or operational issues during the five (5) year term, a show cause hearing can be initiated whereby the permit may be revoked by the Board of County Commissioners.

Staff believes this location is appropriate for continued operations as a pawn shop. The request is consistent with the surrounding neighborhood and the other zonings in the area. Substantial opposition has not been received as of the report date. Staff is recommending approval based upon the following findings:

### **RECOMMENDED FINDINGS OF FACT**

1. The conditional use is consistent with the purposes of the Adams County Development Standards and Regulations.
2. The conditional use is permitted in the applicable zone district.
3. The conditional use will comply with the requirements of the Adams County Development Standards and Regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, is harmonious with the character of the neighborhood, will not be detrimental to the immediate area, will not be detrimental to the future development of the area, and will not be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Staff Recommendation:**

**APPROVAL, with 8 findings, 4 conditions & 2 notes**

### **RECOMMENDED CONDITIONS OF APPROVAL**

**Recommended Conditions:**

1. The Conditional Use Permit shall expire on February 24, 2019.

2. All activities shall be performed or carried out entirely within the enclosed building.
3. The display of items outdoors shall be prohibited.
4. The applicant shall comply with all requirements of the Southwest Adams Fire District.

**Recommended Notes to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.
2. Should noncompliance with any of the conditions of approval occur, or should there be complaints concerning the operations of the store during their five-year term, a show cause hearing may be initiated whereby the permit may be revoked by the Board of County Commissioners.

**CASE ANALYSIS**

**REVIEW CRITERIA:**

1. The conditional use is permitted in the applicable zone district.  
Yes.
2. The conditional use is consistent with the purposes of these standards and regulations.  
Yes.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.  
Yes.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.  
Yes.
5. The conditional use permit has addressed all off-site impacts.  
Yes.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.  
Yes.



7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

Yes.

8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Yes.

### **CITIZEN COMMENTS**

No citizen comments were received.

### **COUNTY AGENCY COMMENTS**

#### **ADAMS COUNTY BUILDING SAFETY DIVISION:**

No comments.

#### **ADAMS COUNTY CODE COMPLIANCE DIVISION:**

No comments.

#### **ADAMS COUNTY SHERIFF'S DEPARTMENT:**

None.

#### **ADAMS COUNTY PARKS AND COMMUNITY RESOURCES:**

No comment.

#### **ADAMS COUNTY TRANSPORTATION DEPARTMENT:**

Transportation stated they have no comments for this case.

### **REFERRAL AGENCY COMMENTS**

#### **Responding with concerns:**

None

#### **Responding without concerns:**

CDOT

Xcel Energy

City of Arvada

#### **Notified but not responding / Considered a favorable response:**

Berkeley Neighborhood Association (HOA)

Berkeley Water & Sanitation District

Comcast

Hyland Hills Park & Recreation District

**Metro-Wastewater Reclamation**  
**Qwest Communications**  
**RTD**  
**School District # 50**  
**Southwest Adams Fire District**  
**Urban Drainage & Flood Control**



Planning and Development Department

12200 Pecos Street, Westminster, CO 80234

PHONE 303.453.8800 FAX 303.453.8829

## MEMORANDUM

To: Planning Commission  
From: Emily Collins, Planner  
Subject: Mister Money - CUP Renewal / Case # RCU2013-00038  
Date: February 13, 2014

If the Planning Commission does not concur with the staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

### ALTERNATIVE RECOMMENDED FINDINGS

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.

# CERTIFICATE OF POSTING

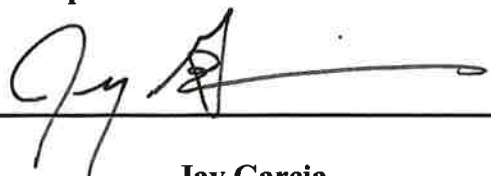


I, Jay Garcia, do hereby certify that I posted the property at

5300 Sheridan Boulevard

on January 17, 2014

in accordance with the requirements of the Adams County Zoning Regulations

  
\_\_\_\_\_  
Jay Garcia

# FCFS CO, Inc.

dba Mister Money

In regards to the conditional use application for the operation of a pawnshop at 5300A Sheridan Blvd. in Arvada, CO, it is the understanding of the applicant that:

- I. 5300A Sheridan Blvd. is located within the C-4 zoning district; a pawnshop requires a conditional use permit to operate within this zoning district.
  - i. Heavy retail establishments, such as a pawnshop, are a permitted conditional use in the C-4 zoning district.
  - ii. The business currently operating at 5300A Sheridan Blvd. is a pawnshop operated by FCFS CO, Inc. Currently, FCFS CO, Inc. has a conditional use permit for pawnshop use at this location. This conditional use expires 1/26/2014. Thus, we are reapplying for a continuation or renewal of the conditional use.
  - iii. The conditional use for the operation of a pawnshop at this location was previously approved by the Adams County Department of Planning and Development in 2009 after going through the extensive conditional use application process.
- II. The conditional use is consistent with and will continue to comply with the requirements of the standards and regulations including, but not limited to, junk/trash, graffiti, exterior lighting, landscaping and sign requirements.
- III. The pawnshop use is compatible with the surrounding area and is harmonious with the character of the neighborhood. A sampling of other businesses currently existing within the area include:
  - i. Dollar General
  - ii. Berkeley Village Discount Liquor
  - iii. Turn Bingo
  - iv. All Treasures Thrift & Resale Store
  - v. Black Hawk & Central City Casino Shuttle Bus Service
  - vi. Detroit Transmission SpecialistsThe conditional use is not detrimental to the immediate area, the future development in the area or the health or safety of inhabitants of the area. The use will not, and has not within the past five years, resulted in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors or inappropriate hours of operation.
- IV. As evidenced by the site plan included with the application, which has not been changed within the past five years and that is not foreseen to change in the future, there is adequate space, access and absence of environmental constraints available at 5300A Sheridan Blvd. to support the operation of a pawnshop.
- V. The parking, traffic circulation, open space, fencing, screening, landscaping, signage and exterior lighting currently in place at the location, as approved during the 2009 conditional use application process, is convenient and the most functional use of the space available. No changes will be made to any of these.

# FCFS CO, Inc.

dba Mister Money

- VI. As evidenced by the included proof of utilities and water, adequate sewer, water services and storm water drainage are available to serve the needs of the pawnshop conditional use. Fire and police protection and adequate roads are available to the location, as well.

In summary, the conditional use of the operation of a pawnshop at 5300A Sheridan Blvd. was approved by the County in 2009. Since that time, no changes have been made to the use or building. The conditional use is compatible with the surrounding area, adequate resources are available for the conditional use to operate at this location and the use is consistent with the requirements and standards put forth by the County, including all applicable performance standards. At this time we request that the conditional use be reapproved or renewed.

# FCFS CO, Inc.

January 14, 2014

Adams County Planning and Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

**RE: CUP Hearings  
Case No. RCU2013-00038**

Dear Mr. Garcia:

I, Rick L. Wessel., President of FCFS CO, Inc., hereby authorize Kevin McIntyre, Market Manager, and Jason Yerke, Supervisor, to represent FCFS CO, Inc. at the scheduled hearings for case #RCU2013-00038.

Sincerely,



Rick L. Wessel  
President

**FCFS CO, Inc.**  
dba Mister Money

December 12, 2013

**RE: 5300 A Sheridan Blvd., Berkley Village Shopping Center**

Dear Neighbor of Berkley Village Shopping Center:

This letter is to inform you that Mister Money, a pawnshop that is currently operating at 5300A Sheridan Blvd., Arvada, CO, has submitted an application to renew the Conditional Use Permit that we originally received from Adams County in 2008. Our current Conditional Use Permit expires in January of 2014. Mister Money is located in the Berkley Village Shopping Center.

Mister Money is a part of the First Cash Financial Services, Inc. family which is based out of Arlington, TX. First Cash operates pawn shops in 12 states in the United States and is currently celebrating its 25<sup>th</sup> year in business. At First Cash, we take pride in all of our locations. Because of this, we require that each store be well lighted, well displayed and maintained to the strictest standards. We like to think of our stores as full service retail operations, which also service people of the community during a financial crisis.

We work hard to make sure we are always in compliance with all community laws and ordinances. We also maintain excellent working relationships with law enforcement and government officials.

If you should have any concerns or comments with regards to our application to Adams County to renew our current Conditional Use Permit, please feel free to contact us directly or the Adams County Planning & Development Department, whose contact information is listed below.

FCFS CO, Inc.  
690 E. Lamar Blvd., Ste. 400  
Arlington, TX 76011  
Attn: Melissa Quiroz  
(817) 505-3103

Adams County, Colorado  
Planning & Development Department  
4430 South Adams County Parkway  
First Floor, Suite W2000A  
Brighton, CO 80601

Sincerely,



Melissa Quiroz  
Licensing Coordinator  
Compliance Department  
FCFS CO, Inc.



**FCFS CO, Inc.**  
**dba Mister Money**

December 12, 2013

Adams County  
Planning and Development Department  
4430 South Adams County Parkway  
First Floor, Suite W2000A  
Brighton, CO 80601

**RE: Notification Summary – Pawnshop Conditional Use Permit  
FCFS CO, Inc. dba Mister Money  
5300A Sheridan Blvd., Arvada, CO**

Dear Sir or Madam-

The following is a summary of the efforts by FCFS CO, Inc. dba Mister Money to notify all neighbors within a 1,000 foot radius of 5300A Sheridan Blvd., Arvada, CO of our application for the renewal of our Conditional Use Permit.

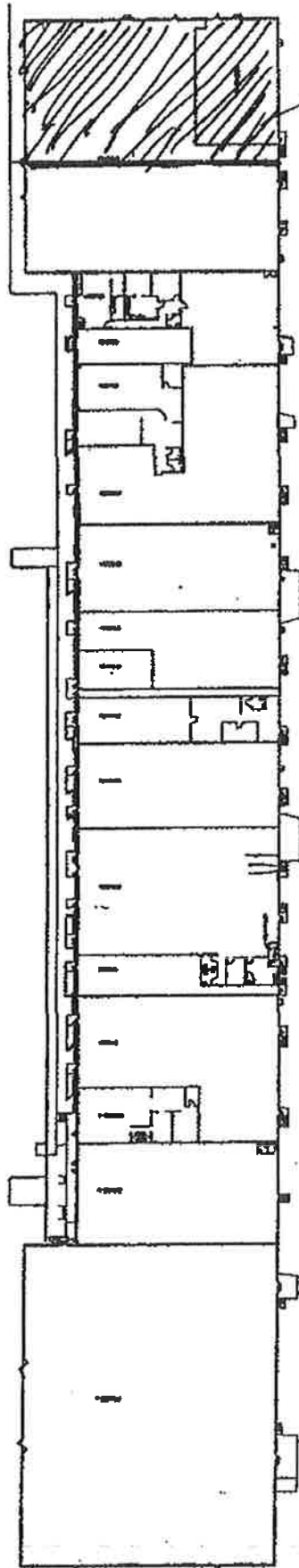
1. FCFS CO, Inc. dba Mister Money received a list from the Adams County Planning and Development Department that included 395 addresses of neighbors within the 1,000 foot radius of our store. We provided a letter to the Planning and Development Department on December 12, 2013 that will be mailed to all addresses on this list.
2. The letter that was sent to all neighbors by the Adams County Planning and Development Department included contact information for both Adams County and Mister Money.

If you have any questions regarding this submission, please feel free to contact me at (817) 505-3103.

Sincerely,

Melissa Quiroz  
Licensing Coordinator  
Compliance Department

EXHIBIT A.



→ UNIT 5300 A deemed to be approximately 10,182 sq

Berkeley Village Shopping Center  
ANANDA, CO 80002

# Adams County Transportation Department

## Referral Case Comments

**Date:** December 18, 2013  
**Referral Case:** Mister Money – CUP Renewal  
**Case Number:** RCU2013-00038  
**Document Number:** 4828185

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There are no comments regarding the Conditional Use Permit renewal.

# STATE OF COLORADO

## DEPARTMENT OF TRANSPORTATION



Region 1 Traffic  
Access/Utilities Permits  
Roadside Advertising  
2000 South Holly Street  
Denver, Colorado 80222  
303-512-4272 FAX 303-757-9886

January 2, 2014

Adams County  
Planning & Development Dept.  
ATTN: Jay Garcia  
4430 South Adams County Parkway  
Brighton, Colorado 80601-8216

Dear Mr. Garcia:

**RE: PAWN SHOP CHANGE IN USE 5300 SHERIDAN BOULEVARD BERKLEY VILLAGE  
CENTER SH 95 ADAMS COUNTY**

The Colorado Department of Transportation (CDOT) has reviewed the above noted proposal and we have no comments or concerns with the site change in use. It does not appear any work is proposed in State Right of Way. If the proposal should change to obtain permission to construct a vehicular access, where such work will be within state highway right-of-way, a state highway Access Permit is required. Please visit our website at <http://www.coloradodot.info/library/forms/cdot0137.pdf/view> or obtain the application through this office.

If you have any questions, please contact me at 303-512-4271.

Sincerely,  
Bradley T. Sheehan, P.E.  
Access Engineer



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3660  
donna.l.george@xcelenergy.com

December 31, 2013

Adams County  
Department of Planning and Development  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601-8216

Attn: Jay Garcia

**Re: Mister Money – CUP Renewal, Case # RCU2013-00038**

Public Service Company of Colorado (PSCo) has reviewed the plans for **Mister Money – CUP Renewal** and has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

## Emily Collins

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**From:** Kristin Sullivan  
**Sent:** Tuesday, January 28, 2014 2:25 PM  
**To:** Emily Collins  
**Subject:** Fwd: Mister Money Pawn Shop - Conditional Use Permit renewal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add to staff report.

Begin forwarded message:

**From:** Mike Elms <[mike-e@arvada.org](mailto:mike-e@arvada.org)>  
**Date:** January 28, 2014 at 2:11:52 PM MST  
**To:** Kristin Sullivan <[KSullivan@adcogov.org](mailto:KSullivan@adcogov.org)>  
**Subject:** **Re: Mister Money Pawn Shop - Conditional Use Permit renewal**

Kristin,

Thanks for the referral. I talked with our Police Chief and he asked his staff. They report that the owners/operators have been cooperative when they have had a need to contact them on investigations and that they have no bad reports related to this pawn shop. Therefore, we do not have any comments or concerns to offer. Again, thanks for the opportunity to comment.

Mike Elms, AICP  
Community Development Director  
City of Arvada  
8101 Ralston Road  
Arvada, CO 80004  
720-898-7440  
[mike-e@arvada.org](mailto:mike-e@arvada.org)

On Mon, Jan 27, 2014 at 3:58 PM, Kristin Sullivan <[KSullivan@adcogov.org](mailto:KSullivan@adcogov.org)> wrote:

Mike,

I left you a voicemail this afternoon with this same information, but here is the case information for the Mister Money pawn shop. They are an existing pawn shop in the County that was originally approved in 2008. They are asking for another 5-year term to operate at this location.

Please see the case information here, including the public hearing notices with the hearing dates and times:

<http://www.adcogov.org/index.aspx?NID=1246>

Scroll down about halfway down the page to RCU2013-00008, Mister Money.

Let me know if you have further questions.

Thank you,

Kristin

**Kristin Sullivan, AICP | Planning Manager**

Adams County Planning and Development Department

4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO  
80601 720.523.6857

## Emily Collins

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**From:** Kristin Sullivan  
**Sent:** Wednesday, January 29, 2014 3:17 PM  
**To:** Emily Collins  
**Subject:** FW: Mister Money - Conditional Use Permit Renewal on 5300 Sheridan Blvd

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**From:** Bill DeGroot [<mailto:bdegroot@udfcd.org>]  
**Sent:** Wednesday, January 29, 2014 11:50 AM  
**To:** Jay Garcia  
**Subject:** RE: Mister Money - Conditional Use Permit Renewal on 5300 Sheridan Blvd

We have no comments to offer.



My last day with UDFCD is February 3, 2014. Please send future correspondence to David Mallory at [dmallory@udfcd.org](mailto:dmallory@udfcd.org).

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**From:** Jay Garcia [<mailto:JGarcia@adcogov.org>]  
**Sent:** Wednesday, January 22, 2014 10:33 AM  
**To:** Bill DeGroot  
**Subject:** Mister Money - Conditional Use Permit Renewal on 5300 Sheridan Blvd

Bill,

Per our phone conversation, we recently received an application requesting renewal of an existing Conditional Use Permit for to allow operation of a pawn shop in the C-4, Commercial Zone District. The site is located northeast of Sheridan Boulevard and West 53<sup>rd</sup> Place. The subject site is zoned C-4, Commercial, with nearby parcels zoned C-4 and MH (Mobile Home). The site is approximately 4.87 acres in size and contains an existing strip mall with various businesses. The site is currently served by the Berkeley Water and Sanitation District.

On January 26, 2009, the Adams County Board of County Commissioners approved Case # RCU2008-00036, a Conditional Use Permit to allow operation of a pawn shop in the C-4, Commercial Zone District. The conditions of approval for this Conditional Use Permit included a term of five (5) years with expiration of the permit on January 26, 2014. The current application is a request to renew this original Conditional Use Permit. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Urban Drainage and Flood Control did not have any comments with the original Conditional Use Permit and I wanted to follow up with this application and confirm that you do not have any comments or concerns with the requested renewal of that permit. Attached is the PDF version of the request for comments for this application.

Please forward any written comments on this application to the Department of Planning and Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 in order that your comments