

BRIGHTON CITY COUNCIL RESOLUTION

**ROCKY MOUNTAIN PAWN
(875 E. BRIDGE STREET)**

CONDITIONAL USE

RESOLUTION NO.: 2017-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING, WITH CONDITIONS AS SET FORTH HEREIN, A CONDITIONAL USE FOR ROCKY MOUNTAIN PAWN, INC, TO OPERATE A PAWN SHOP AT THE PROPERTY ADDRESSED AS 875 E. BRIDGE STREET, BRIGHTON, COLORADO (TO BE KNOWN AS ‘ROCKY MOUNTAIN PAWN’).

WHEREAS, the Applicant, Michael Severinsen of Rocky Mountain Pawn, Inc., is requesting approval of a conditional use application for the establishment of a pawn shop at the existing building, addressed as 875 E. Bridge Street, as more particularly described in Exhibit A, attached hereto; and

WHEREAS, a notice of the April 18th, 2017 City Council public hearing was posted on the subject property, and a notice of the public hearing was mailed to the owners of all properties located within 300 feet of the subject property, for not less than fifteen (15) days prior to the public hearing, pursuant to the *Land Use and Development Code*; and

WHEREAS, a public notice of the City Council public hearing was published in the *Brighton Standard Blade* on Wednesday, March 29th, 2017, for not less than fifteen (15) days prior to such hearing, pursuant to the City of Brighton’s *Land Use and Development Code*; and

WHEREAS, the City Council finds that pursuant to the City of Brighton’s *Land Use and Development Code*, a Conditional Use is an additional use of land that may be allowed with restrictions deemed necessary upon approval of the City Council, and that approval thereof is subject to the City’s Conditional Use procedures and criteria; and

WHEREAS, the Conditional Use application meets the requirements of the City of Brighton’s *Land Use and Development Code*; and

WHEREAS, the Conditional Use application meets the requirements of the City of Brighton’s *Comprehensive Plan*; and

WHEREAS, the City Council finds and determines that sufficient justification exists to approve the requested Conditional Use, so long as certain specific conditions are placed on said approval, as more specifically provided herein.

NOW THEREFORE, Be It Resolved by the City of Brighton City Council that a Conditional Use request for the operation of pawn shop at the existing building, addressed as 875 E. Bridge Street, by Rocky Mountain Pawn, Inc., is hereby approved with the following conditions:

- 1) Approval of this conditional use application shall not run with the land and is limited to the operation of a pawn shop by Rocky Mountain Pawn, Inc., at the existing building, addressed as 875 E. Bridge Street, Brighton, Colorado, as more particularly described in Exhibit A, attached hereto (the “Premises”).
- 2) Rocky Mountain Pawn, Inc., shall obtain all necessary licenses and permits and meet all applicable federal, state, and local laws, regulations, licenses and policies at all times.

RESOLVED, this 18th day of April 2017.

**CITY OF BRIGHTON, COLORADO
CITY COUNCIL**

Richard N. McLean, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Margaret R. Brubaker, Esq.
City Attorney

Exhibit A
Legal Description

Ranch Wholesale Subdivision, Block 1. Located in Section 6, Township 1 South, Range
66, West of the 6th Principal Meridian.