

Special Event Permit Request

We're Monarch Madams, a local neo-burlesque troupe promoting body positivity and equality while providing performance opportunities to the diverse talent of Salida. We offer entertainment embracing all gender identities while celebrating feminism and sensuality. Bringing these values to the Arts and Culture of Salida is very important to us and our supporters. For our next event, we are partnering with another women led community influence of similar values, Ark Valley High Rollers. This event is for our adult community and showcases a variety of the performing arts in Salida including dance, circus, theater, and music.

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT
AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|------------------------------------|--|--|
| <input type="checkbox"/> SOCIAL | <input checked="" type="checkbox"/> ATHLETIC | <input type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION | FACILITIES |

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

- 2110 ☒ MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY
2170 ☐ FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY

DO NOT WRITE IN THIS SPACE

LIQUOR PERMIT NUMBER

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE

Ark Valley High Rollers

State Sales Tax Number (Required)

00639191-004

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE
(include street, city/town and ZIP)

POB 1315
Salida, CO 81201

3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT
(include street, city/town and ZIP)

507 E. Rainbow Blvd.
Salida, CO 81201

NAME

DATE OF BIRTH

HOME ADDRESS (Street, City, State, ZIP)

PHONE NUMBER

4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE

Jessica Shook

5. EVENT MANAGER

Hannah Michaels

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN
ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?

☒ NO ☐ YES HOW MANY DAYS?

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?

☒ NO ☐ YES TO WHOM?

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? ☒ Yes ☐ No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	From	To	Date	From	To	Date	From	To	Date	From	To	Date	From	To
Feb. 11, 2023	10a													
	To 10p			To			To			To			To	

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE

TITLE

DATE

President

1/23/23

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

- ☐ CITY
☐ COUNTY

TELEPHONE NUMBER OF CITY/COUNTY CLERK

SIGNATURE

TITLE

DATE

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION

License Account Number

Liability Date

State

TOTAL

-750 (999) \$

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Ark Valley High Rollers

is a

Nonprofit Corporation

formed or registered on 06/04/2010 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20101320810 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 01/20/2023 that have been posted, and by documents delivered to this office electronically through 01/23/2023 @ 15:04:06 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 01/23/2023 @ 15:04:06 in accordance with applicable law. This certificate is assigned Confirmation Number 14633256 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO
CERTIFICATE OF REGISTRATION

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

ARK VALLEY HIGH ROLLERS

is a **Charitable Organization** registered to solicit contributions in Colorado as required by the Colorado Charitable Solicitation Act, Title 6, Article 16, C.R.S.

This organization has been assigned a registration number of 20223027576.

The status of its registration is **Good**, and this status has been in effect since 10/04/2022.

The organization's registration expires on 08/15/2023.

Registrants may legally solicit contributions, provide consulting services in connection with a solicitation campaign, and conduct solicitation campaigns in Colorado until the registration expires or is withdrawn, suspended, or revoked.

This certificate reflects facts established or disclosed by documents delivered to this office electronically through 01/23/2023.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the Great Seal of Colorado, at the City of Denver on 01-23-2023 15:02:22



Jena Griswold

Secretary of State of the State of Colorado

EXIT 1 ~12'

~12.5'

BATHROOM

~6.5'

~7.5'

~17.5'

MAIN AREA
OF GUESTS
AND CONSUMPTION

~30.5'

~10.5'
BAR WHERE
DRINKS SERVED

~8'

Entrance

~28'

BUSINESS LEASE

This lease is made this 10th day of OCT. 2022, between Paul and Cheri Jensen (Lessor) and HANNAH MICHAELS (Lessee).

In consideration of the payment of the rent and the performance of the covenants and agreements by the Lessee set forth herein, the Lessor does hereby lease to the Lessee the following described premises situated in the County of Chaffee, in the State of Colorado; the address of which is:

509 E. RAINBOW BLV., AKA E. HWY 50 Salida, Colorado 81201.

Said premises, with all the appurtenances, are leased to the Lessee from the 1 day of NOV. until the 31st day of

OCT., 2023. Monthly installments of _____ will be payable in advance, on the 1st (First) day of each calendar month during the term of this lease and should be mailed to **309 Cottonwood Circle ~ Salida, Colorado 81201**, without notice. The rent for each year, after the first year, may be increased 10% (Ten Percent) per year. Additionally, Lessor may increase the rent during the term of the lease for any increases Lessor must pay for increased real property taxes, water, sewer or insurance.

The Lessee, in consideration of the leasing of the premises, agrees as follows:

1. To pay the rent for the premises above-described.
2. To keep the improvements upon the premises, including sewer connections, plumbing, wiring and glass in good repair. At the expiration of this lease, Lessee shall surrender the premises in as good a condition as when the Lessee entered the premises, except for the loss by fire, inevitable accident and ordinary wear. **Lessee shall keep all sidewalks on and around the premises free and clear of ice and snow.** Lessee shall keep the entire exterior premises free from dirt, debris and obstructions; and shall keep the premises in as clean and sanitary condition as required by the ordinances of the town and county in which the property is situated.
3. Any proposed modifications or alterations to the premises must be submitted to Lessor for approval prior to the modification or alteration. Any improvements made to the premises during the term of the tenancy shall become the sole and separate property of the Lessor.
4. To sublet **no part** of the premises and not assign the lease or any interest therein without the written consent of the Lessor.
5. An exterior sign post s provided by the Lessor. Lessee shall provide the sign facing for its own business. The sign facing must be of professional quality and its contents and printing are subject to the approval of Lessor.
6. Lessee shall not construct or place signs, awnings, marquees or other structures projecting from the exterior of the premises without the written consent of Lessors.
7. To use the premises only as a retail establishment and to use premises for no purposes prohibited by the laws of the United States or the State of Colorado, or of the ordinances of the city in which said premises are located and for no improper or any questionable purposes whatsoever and to neither permit nor suffer any disorderly conduct, noise or nuisance having a tendency to annoy or disturb any persons occupying adjacent premises.
8. To neither hold nor attempt to hold the Lessor liable for any injury or damage, either proximate or remote, occurring through or caused by the repairs, alterations, injury or accident to the premises, or adjacent premises, or other parts of negligence or default of the owners or occupants thereof or any other person, nor to hold the Lessor liable for any injury or stoppage of plumbing or sewerage upon said premises or upon adjacent premises, whether breakage or stoppage results from freezing or otherwise; to neither permit nor suffer said premises, or the walls or floors thereof to be endangered by overloading nor said premises to be used for any purpose which would render the insurance thereon void or the insurance risk more hazardous, nor make any alterations in or changes in, upon or about said premises without first obtaining the written consent of the Lessor thereof, but to permit the Lessor to place a "For Rent" and/or "For Sale" card or sign upon the leased premises at any time.
9. To allow the Lessor to enter upon the premises at any reasonable hour.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BETWEEN LESSOR AND LESSEE AS FOLLOWS:

10. Subject to the rental provisions above, the water and sewer costs are to be paid by the Lessor. All other utilities shall be the sole responsibility of the Lessee.

11. No assent, expressed or implied, to any breach of any one or more of the agreements hereof shall be deemed or taken to be a waiver of any succeeding or other breach.

12. If, after the expiration of this lease, the Lessee shall remain in possession of the premises and continue to pay rent without a written agreement as to such possession, then such tenancy shall be regarded as a month-to-month tenancy, at a monthly rental, payable in advance, equivalent to the last month's rent paid under this lease and subject to all the terms and conditions of this lease.

13. If the premises are left vacant and any part of the rent reserved hereunder is not paid, then the Lessor may, without being obligated to do so and without terminating this lease, retake possession of the said premises and rent the same for such rent and upon such conditions as the Lessor may think best, making such change and repairs as may be required, giving credit for the amount of rent so received less all expenses of such changes and repairs and the Lessee shall be liable for the balance of the rent hereon reserved until the expiration of the term of this lease.

14. The Lessor acknowledges receipt of a deposit in the amount of \$_____ to be held by the Lessor for the faithful performance of all the terms, conditions and covenants of this lease. The Lessor may apply the deposit hereunder to cure any default under the terms of this lease and shall account to the Lessee for the balance. **The Lessee may not apply the deposit hereunder to the payment of rent reserved hereunder or the performance of other obligations.**

15. At the Lessor's option, it shall be deemed a breach of this lease if the Lessee defaults (a) in the payment of the rent or any other monetary obligation herein; or (b) in the performance of any other term or condition of this lease.

The Lessor may elect to cure such default and any expenses of curing may be added to the rent and shall become immediately due and payable. In the event that the Lessor elects to declare a breach of this lease, the Lessor shall have the right to give the Lessee three (3) days written notice requiring payment of the rent or compliance with other terms or provisions of the lease, or delivery of the possession of the premises. In the event any default remains uncorrected after three (3) days written notice, the Lessor, at the Lessor's option, may declare the term ended, repossess the premises, expel the Lessee and those claiming through or under the Lessee and remove the effects of the Lessee, all without being deemed guilty in trespass or of a forcible entry and detainer and without prejudice to any other remedies to which the Lessor may be entitled. If at any time this lease is terminated under this paragraph, the Lessee agrees to peacefully surrender the premises to the Lessor immediately upon termination and if the Lessee remains in possession of the premises, the Lessee shall be deemed guilty of unlawful detention of the premises. The Lessor shall be entitled to recover from the Lessee all damages by reason of the Lessee's default, including but not limited to the cost to recover and repossess the premises, the expenses of reletting, necessary renovation and alteration expenses, commissions and the rent for the balance of the term of this lease.

16. In the event the premises shall become untenable on account of damage by fire, flood or act of God, this lease may be thereupon terminated and the rent apportioned to the date of the occurrence of such damage.

17. In the event of any dispute arising under the terms of this lease, or in the event of nonpayment of any sums arising under this lease and in the event the matter is turned over to an attorney, the party prevailing in such dispute shall be entitled, in addition to other damages or costs, to receive reasonable attorney's fees from the other party.

18. In the event any payment required hereunder is not made within five (5) days after the payment is due, a late charge in the amount of fifteen percent (15%) of the payment will be paid by the Lessee.

19. In the event of a condemnation or other taking by any governmental agency, all proceeds shall be paid to the Lessor hereunder, the Lessee waiving all right to any such payments.

20. This lease is made with the express understanding that, in the event the Lessee becomes insolvent, or is declared bankrupt, in either event, the Lessor may declare the lease ended and all rights of the Lessee hereunder shall terminate and cease.

21. As part of the business lease, the Lessee agrees to supply the Lessor with a Certificate of Insurance showing liability coverage for Lessee's business in the amount of \$300,000.00 or more and to add the Lessor as "Additional Insured" to the Lessee's policy. This coverage is to remain in force the entire length of the lease.

THE LESSOR AND LESSEE FURTHER AGREE:

- A. Lessee shall have two parking space (s).
- B. Lessee will install their own phone service and equipment. If Lessee vacates the premises, the wiring and phone jacks shall remain in the building.
- C. This lease may be renewed by mutual agreement by Lessee and Lessor 60 days prior to expiration of this lease. Any adjustment to the monthly rental fee will be considered yearly and/or at the end of the lease term; not to exceed 10% (Ten Percent).
- D. In the event the property is sold, the new owners will be obligated to continue the existing lease.
- E. The Lessee is responsible for the extermination and control of insects, bugs, rodents, etc.
- F. **No Smoking** is allowed in the building.
- G. Animals will not be kept in the building.
- H. **A thirty (30) day notice** is required to terminate the lease.
- I. The damage deposit may **not** be used for rent.
- J. The utilities may not be disconnected while Lessee is in possession of the unit.
- K. When snow removal is necessary in the parking lot, the plowing service will be contracted out and the cost divided between the four tenants.
- L. **The Lessor must approve any structure to be attached to the walls, floors or ceiling, prior to attachment.**

The Lessor agrees to extend this lease for an additional year with a %(percent) increase of the monthly rent.

SHOULD ANY PROVISION of this lease violate any Federal, State or local law or ordinance, that provision shall be deemed amended to, so it will comply with such law or ordinance and shall be construed in a manner so as to comply.

This lease shall be binding on the parties, their personal representatives, successors and assigns.

LESSOR:

Paul Jensen

LESSEE:

Shunel Michaels

MAILING ADDRESS:

MAILING ADDRESS: