



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: RCU2021-00023
CASE NAME: GCSA Event Center**

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 14, 2022

Case No.: RCU2021-00023	CASE NAME: GCSA Event Center
Owner's Name:	Llaricxe Aldana
Applicant's Name:	GCSA LLC
Applicant's Address:	6657 Imboden Rd, Watkins, CO 80137
Location of Request:	6539 Imboden Rd, Watkins, CO 80137
Nature of Request:	Conditional Use Permit to allow for the use of an Event Center in an Agricultural zone district.
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Mixed Use Industrial
Site Size:	Approximately 6 acres
Proposed Uses:	Indoor Commercial
Existing Use:	Residential
Hearing Date(s):	PC: July 14, 2022 / 6:00 p.m. BOCC: August 2, 2022 / 9:30 a.m.
Report Date:	July 26, 2022
Case Manager:	David DeBoskey <i>David DeBoskey</i>
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 6 Conditions Precedent, 6 Conditions, and 9 Notes

SUMMARY OF APPLICATION

Background

The applicant, GCSA LLC, is requesting a Conditional Use Permit to allow for an Event Center, classified under an Indoor Commercial use, to be established on the subject property. The subject site is currently improved with a barn, which if this Conditional Use Permit is approved, would be where the Event Center would be located. No new buildings are proposed with this permit and the barn is the only existing structure on the property.

The applicant is applying for this Conditional Use Permit because they have received a code violation, and continue to receive violations, for operating an event center within the barn without a Conditional Use Permit and without a change in occupancy for the structure. Code Compliance has an on-going case with the applicant.

The proposed site plan includes the location of the existing barn, a landscape plan, and a proposed parking lot for eventgoers. As shown in the submitted site plan, the use will take place along the western portion of the lot where the barn is already located. While the entire lot is approximately 39.87 acres, this permit will only impact approximately six (6) acres. The remainder of the property will remain vacant but for an access road connecting the event center to Imboden Rd.

As part of the Conditional Use Permit application, the applicant submitted a landscape plan that demonstrates that buffering from the adjacent single-family homes and agricultural uses will be installed. Due to the adjacent uses and zones, according to Section 4-19-06-01 of the County's Development Standards and Regulations, the appropriate required landscape bufferyard (bufferyard C), requires a fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and a six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard. The applicant's landscape plan meets these bufferyard C standards.

The submitted landscape plan also details a parking plan. Section 4-13-04-03 of the County's Development Standards and Regulations necessitates there be one (1) parking space for each 40 square feet of gross floor area available for the accommodation of movable seats. The applicant has determined that 4,470 sq ft of the barn will accommodate movable seats, thus requiring 112 parking spaces. The applicant anticipates that the maximum number of event participants that the building will house will be 298 participants. However, that number is subject to change as building safety, when they evaluate the barn during the change of occupancy, will determine the maximum number of participants that could safely occupy the barn at one time. Additionally, the applicants have submitted a photometric lighting design plan to illustrate that the outdoor lighting will not permeate into neighboring lots or cause disturbances to neighboring uses. To mitigate dust spreading throughout neighboring properties, the applicant shall utilize recycled asphalt for the on-site driveway and all parking surfaces. The applicants have obtained a commercial well permit for water from the state and are working with Tri-County Health Department (TCHD) to obtain a Use Permit, as TCHD has no previous record of their on-site wastewater system.

Despite the applicant's demonstration of meeting certain aspects of the permit criteria, staff does have concerns. A critical consideration within staff's evaluation and a key component of the on-going violations is that the barn is being, and has been, used for something it was not permitted for. The barn was explicitly permitted for agricultural use and not for commercial use. Staff does not know exactly when after the barn was built that the barn began being used commercially, but the history of violations document that they started prior to this Conditional Use Permit application. This change of use occurred without county review or inspection, which means no review took place to ensure that this commercial use adheres to county standards. Because this permit is solely for the permission of the use, a detailed building plan is not a criterion of

approval. However, if this permit is approved, county regulations require the application and approval of a change in occupancy; this change in occupancy will occur via a new building permit.

Site Characteristics:

The subject property is located along Imboden Road, between E. 56th Avenue and E 72nd Avenue. It is approximately 39 acres and has had no history of use prior to the construction of the barn. The barn was permitted in 2020 and there are no other structures on the property. Adjacent properties to the north and south have existing single-family homes, and across the street to the east, the only structure is a farm utility building. The property to the west is vacant.

Development Standards and Regulations Requirements:

The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-07-01 of the Adams County Development Standards and Regulations, Event Center uses shall require a Conditional Use Permit in the A-3 zone district. Section 2-02-09-06 of the County's Development Standards and Regulations outlines the criteria for approval of a Conditional Use Permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The existing structure and fencing conform to all setback and height regulations within the A-3 zone district, as specified in Section 3-10-06 of the Development Standards and Regulations.

Additional performance standards exist for Indoor Commercial Recreation/Entertainment and Event Center as required by Section 4-09-02-12 and Section 4-09-02-12-03 of the County's Development Standards and Regulations. The applicant has agreed to conform to these standards through application submittals and addressed many of the off-site considerations within the proposed site plan and landscape plan.

Future Land Use Designation and Goals of the Comprehensive Plan for the Area

The future land use (FLU) designation on the property is Mixed-Use Industrial Per Chapter 5 of the Adams County Colorado Air & Spaceport Subarea (CASP) plan. The purpose of the Mixed-Use Industrial FLU designation is to accommodate a range of employment-focused land uses, including light industrial, light- manufacturing, logistical, and civic uses. These areas also should accommodate heavier intensity employment areas, like industry hub and aerospace and innovation character areas. Typical lot characteristics of Mixed-Use Industrial include accessible transit infrastructure, a higher level of pedestrian-oriented street patterns, multimodal infrastructure, and active street levels. Such zoning intentions and designation characteristics signify that Mixed-Use Industrial is designed for industrial use with high levels of transportation accessibility for employees. While an Event Center is a commercial use that has employees, the use does not necessitate a high enough number of employees to satisfy the FLU designation criteria.

However, in the interim, this proposed use will not have long-term consequences or negative impacts on the realization of the FLU. According to Policy 19.3 of the Comprehensive Plan, new industrial, commercial, or governmental uses and facilities are discouraged until the requisite infrastructure to support those developments is built. Therefore, until this area of the county begins to develop as designated by the CASP sub area plan, this proposed use is compatible.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Agricultural	North A-3 Single-Family Residential	Northeast A-3 Agricultural
West A-3 Agricultural	Subject Property A-3 Agricultural	East A-3 Agricultural
Southwest A-3 Agricultural	South A-3 Single-Family Residential	Southeast A-3 Agricultural

Compatibility with the Surrounding Land Uses:

The surrounding properties to the site are all zoned as A-3. The surrounding properties are all within unincorporated Adams County and are either vacant, used for agriculture, or developed with very low density single-family residential uses. The City of Aurora is within the larger vicinity, predominately west and south of the subject property. Both Denver International Airport and Colorado Air & Spaceport are within the larger vicinity, northwest and southwest, respectively. Provided the conditions of approval are met, the subject request can be compatible with the surrounding area. In addition, based upon the newness of the use and the history of violations, staff is recommending a two-year approval period to allow the applicant to demonstrate compliance with the permit conditions and County regulations.

Planning Commission Update:

This case was heard at the Planning Commission (PC) hearing on July 14, 2022. The PC voted to recommend Approval (5-0) with 8 Findings-of-Fact, 6 Conditions Precedent, 6 Conditions, and 9 Notes to the applicant. The applicant was present at the hearing and had concerns with staff's recommendation of the length of the permit and the recommended condition that the permitted hours of operation be 7 am – 10 pm. The applicant desired the length of the permit to be for 3 years instead of 2 and the hours of operation to be 3 pm – 12 am instead of 7 am – 10 pm. PC disagreed with the applicant's request regarding the length of the permit. However, they did agree with the applicant's request regarding the condition concerning the hours of operation and changed that condition to reflect the newly recommended hours of operation: 3 pm – 12 am. One member of the public was in attendance and spoke at the meeting in opposition to the subject request citing concerns of road safety and littering. The PC expressed concerns about the applicant's code compliance history. Officer Moon, the Code Compliance officer assigned to the applicant's violations, spoke in depth about the applicant's compliance record. The PC also inquired about the letters of concern from Tri-County Health Department and Colorado Department of Public Health and Environment regarding the permitted water usage.

Staff Recommendation:

Based upon the application submittals, the criteria for approval of a Conditional Use Permit, and a recent site visit, staff recommends approval of the request with 8 Findings-of-Fact, 6 Conditions Precedent, 6 Conditions, and 9 Notes.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
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.
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.

Recommended Conditions Precedent:

1. The applicant shall obtain a Use Permit from the Tri-County Health Department (TCHD) or other applicable health department to change the use on the property from residential to commercial as it applies to the on-site wastewater treatment system. All written requirements within an October 12, 2021 letter from TCHD shall be met.
2. The applicant shall obtain a change in occupancy for the barn prior to operating the event center.
3. The applicant shall obtain a letter of approval from the Bennett Fire Protection District as part of the building permit and change in occupancy permitting processes.
4. The applicant shall install all required landscaping and parking per the approved plans and receive a passing inspection or bond for the landscaping.
5. The applicant shall submit an engineering review application to receive formal approval of engineering reports and Civil Site Construction documents. All onsite and offsite civil improvements must be permitted, inspected, and approved by the Adams County Public Works Department prior to Certificate of Occupancy.
6. A "Notice to Proceed" will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met. Only when the applicant has received this notice, is the proposed use allowed conditionally.

Recommended Conditions of Approval:

1. The Conditional Use Permit shall expire on August 2, 2024 (2 years).
2. All parking for participants shall be located on the subject property. All vehicle parking and drive lanes shall be on an approved surface, such as recycled asphalt.
3. Per the February 28, 2022 Colorado Department of Public Health and Environment (CDPHE) letter, the applicant shall track indoor water usage and event population at every event for a minimum of two years and provide a report of such data to the local health department on an annual basis. Should the data show that the wastewater flows exceed 2,000 GPD on the maximum monthly average flow, the TCHD permit terminates, and the OWTS becomes subject to review from the CDPHE.
4. The hours of operation are only permitted to be from 3 p.m -12 a.m.
5. Occupant load of the barn shall be determined at the time of building safety review and shall not be exceeded at any time.
6. The Conditional Use Permit shall only permit the subject use to occur within the 4,470 sq ft of the barn identified on the floor plan and within the roughly six acres shown the site plan. Any extension of space of the subject use within the larger lot and within the existing barn, which is approximately 39 acres and 13, 200 sq ft respectively, shall require an amendment to the conditional use permit.

Recommended Notes to the applicant:

1. The Conditional Use Permit will expire on August 2, 2023, if the applicants do not apply for and receive a change in occupancy through a building permit issued by the County.
2. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
3. Permanent roadway improvements related to traffic impacts generated by the use will need to be reevaluated with subsequent conditional use permits.
4. Additional drainage information may be required prior to building permit issuance.
5. All operations shall conform to the Indoor Commercial Recreation/Entertainment and Event Center performance standards, as required by Section 4-09-02-12 and Section 4-09-02-12-03 of the County's Development Standards.
6. The applicant shall not exceed the maximum sound pressure level allowed in A-3 zoning. Sound pressure levels are measured in decibels (db). The maximum allowed sound pressure levels in the A-3 zone district are the following: Daytime (7 am - 10pm: 80db) and Nighttime (10pm – 7am: 75db).
7. Any noise complaints received by the county shall be considered upon reevaluation of subsequent conditional use permits.
8. Per the February 28, 2022 CDPHE letter, if the event center includes a kitchen other than a warming kitchen, CDPHE will require an additional review of the OWTS capacity.
9. Per the February 28, 2022 CDPHE letter, if the event center includes a dishwasher, CDPHE will require an additional review of the OWTS capacity.

PUBLIC COMMENTS

Notices Sent	Number of Responses
30	2

All property owners and addresses within one (1) mile of this request were notified of this application. As of writing this report, two (2) comments were received. One comment was concerned about road safety, noise, and trespassing from another site at another location. The other comment was in support of this permit.

REFERRAL AGENCY COMMENTS

Staff sent the request to referral agencies and Tri-County Health Department (TCHD) and Colorado Department of Public Health and Environment (CDPHE) expressed concerns. Tri-County Health Department requires the applicant file for a Use Permit. A Use Permit is required because TCHD has no previous record of an On-Site Wastewater System (OWTS) on the site. Demonstration of a Use Permit is a Condition Precedent. Moreover, CDPHE has no large issues with the use and the current OWTS design capacity; but they are concerned about the OWTS design capacity should the applicants add additional kitchen equipment. They also require the applicant report indoor water usage and event population annually. Both organizations have expressed these concerns in letters to the applicant and staff has included both letters in this packet. Staff also has conditioned and made notes of each of these organizations' concerns within this permit. TCHD's concern is addressed in the first Condition Precedent and CDPHE's concerns are addressed and noted in Condition 3 and Notes 8 and 9 respectively.

Bennett Fire Protection District, while notified for comments, has not commented on this application. If the permit is approved, they will be notified again to review the structure during the building permit and change in occupancy process. Their input and approval must be obtained by the applicant prior to the use being established on the site.

The City of Aurora, which is located south of this property, did not respond to our request for comments, but the subject property is within the Future Growth Boundaries for the City. Staff is recommending a two-year approval on this application given the applicant's history of code violations, the future land use designation, the need for a change in occupancy, and the lack of commercial activity in the surrounding area.

Responding with Concerns:

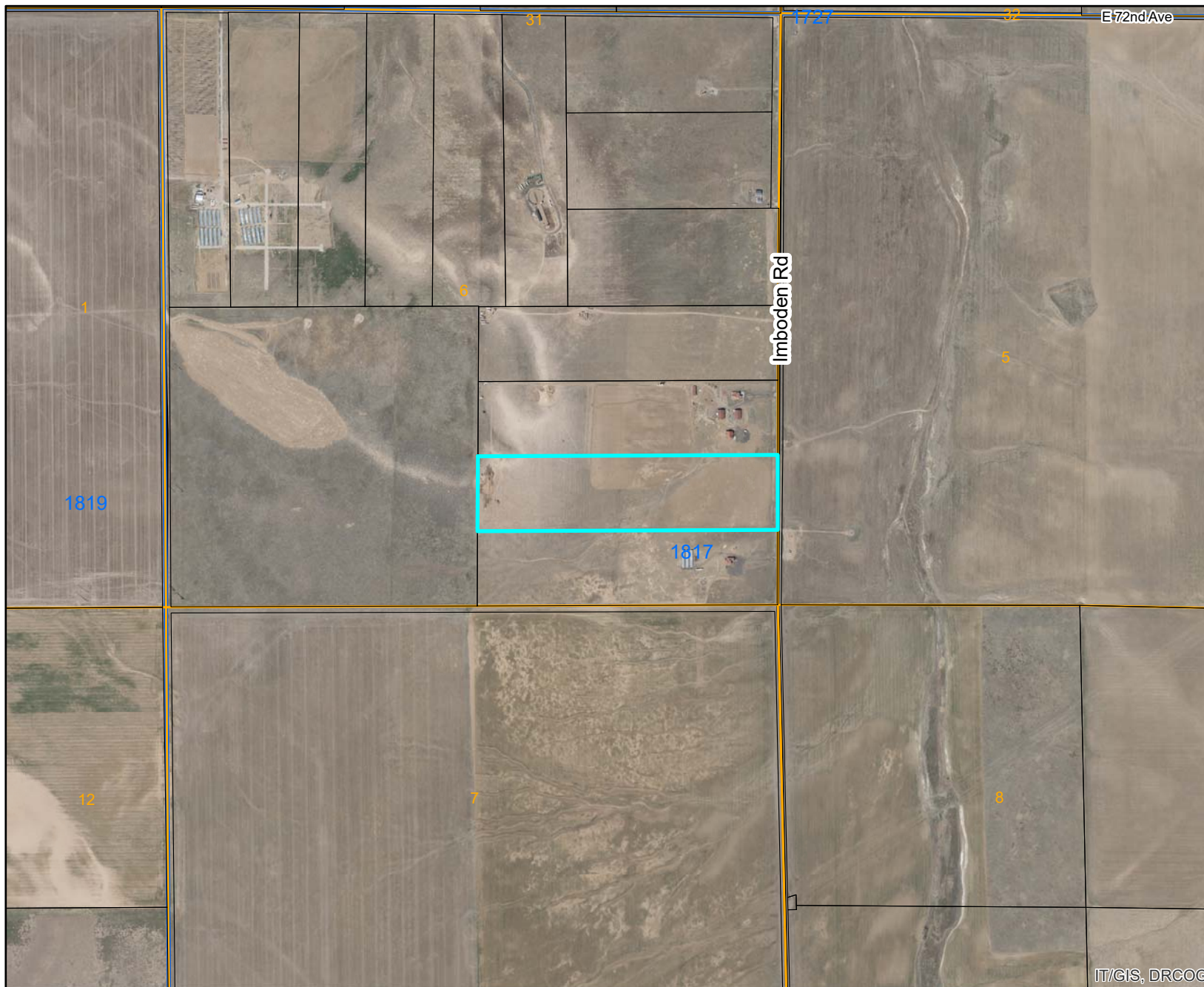
Tri-County Health Department
Colorado Department of Public Health & Environment
Adams County Code Compliance

Responding without Concerns:

Adams County Sheriff
Colorado Department of Transportation Denver
International Airport Regional Transportation District
LUMEN

Notified but not Responding / Considered a Favorable Response:

Bennet Fire Protection District
Century Link
City of Aurora
Colorado Division of Wildlife
Federal Aviation Administration
Public Service Company of Colorado - DBA Xcel Energy



Legend

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections

Zoning Districts

GCSA Event Center

RCU2021-00023



For display purposes only.

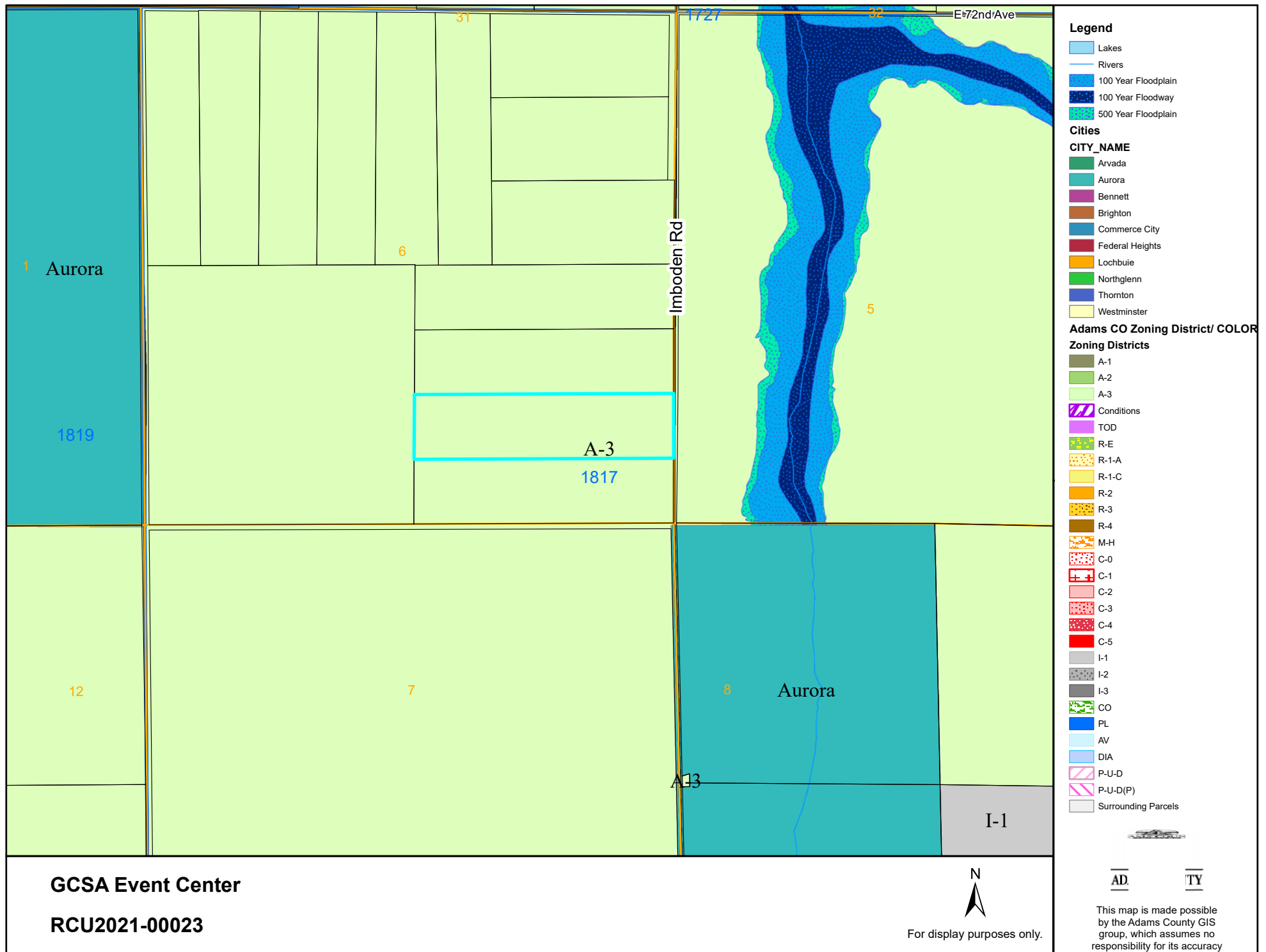


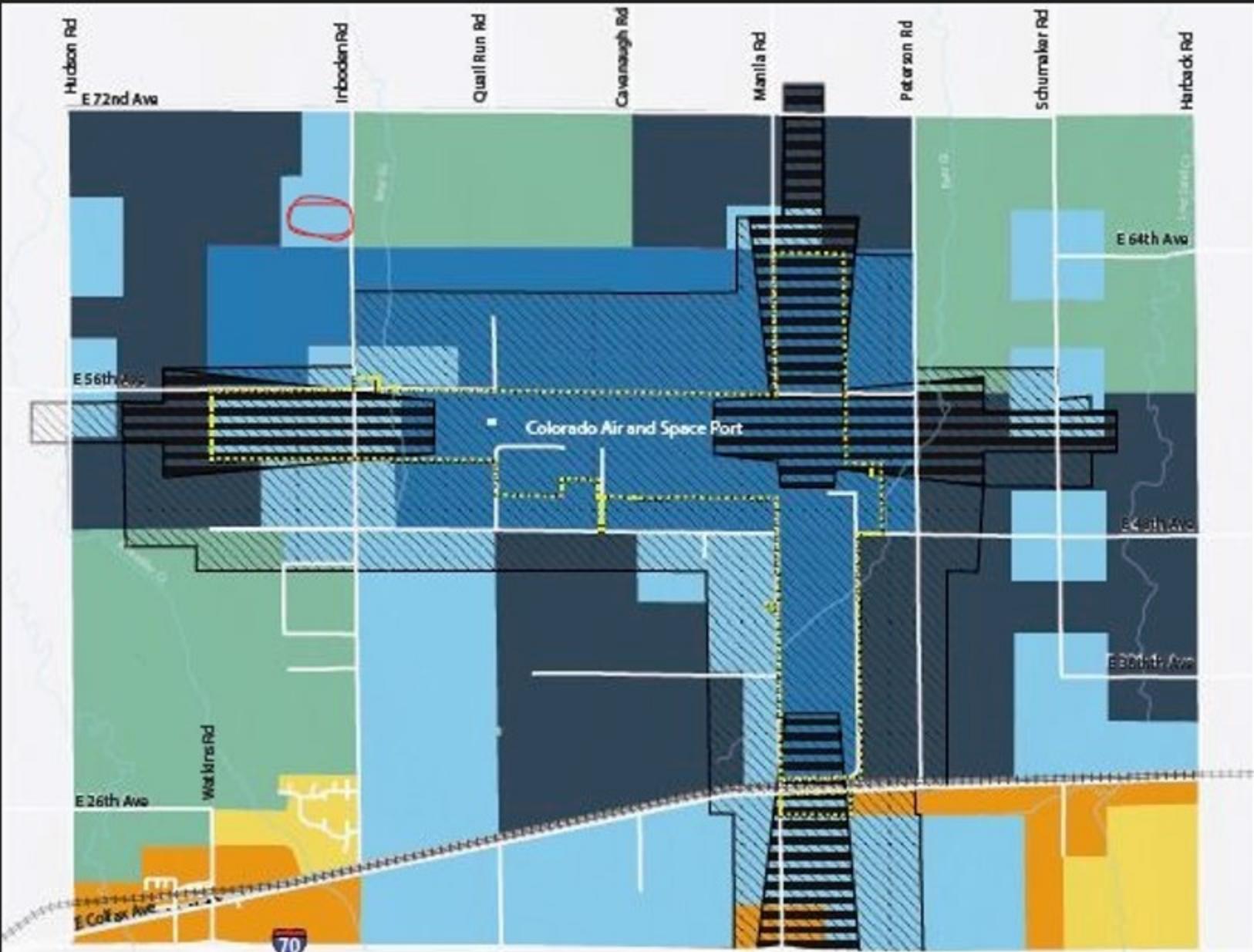
AD.

TY

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

IT/GIS, DRCOG





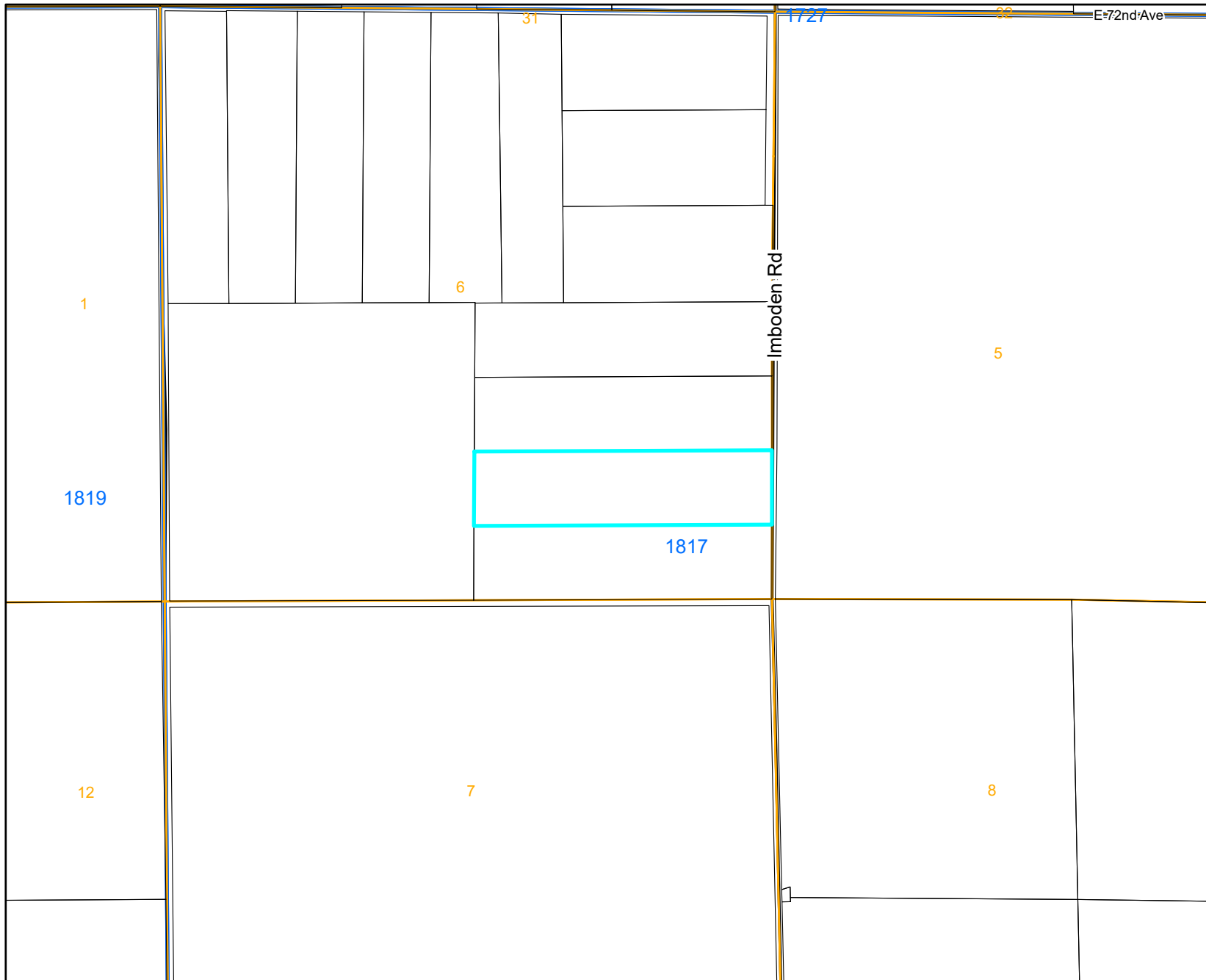
Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture

- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1



- Legend**
- Railroad
 - Major Water
 - Zoning Line
 - Sections

GCSA Event Center
RCU2021-00023

For display purposes only.

AD. **TY**
This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Adams County
Community & Economic Development Department

Explanation of Request

GCSA LLC (applicant/property owner) hereby files an application for a conditional use permit at the address of 6539 Imboden Rd Watkins CO 80137 which consists of 39.8780 acres to be used as 4470 sq ft Indoor Commercial and considered an Event Center. I do not plan to add any additional buildings' instead, I plan to use the existing barn for holding our events. The barn will be updated to code to serve its purpose.

PROPOSAL:

The purpose of this application is to allow Indoor Commercial and considered an Event Center. The specific site uses include:

Electricity is currently powered by generators which have caused no problems. If the Adams County requires, I get permanent power, I have attached a letter that Xcel Energy that will provided service to the address.

The heat is provided by propane which is served by Roggen Elevator. See attached bills.

Once trash service is required it will be provided by Swims Disposal. As they service my home of 6657 Imboden Rd, Watkins CO 80137.

The preliminary driveway design was approved by the fire department on May 1, 2020.

The building permit was approved on July 8, 2020, with building permit number BDP20-1030.

The water is serviced by a well. See attached permit.

The sewer is maintained by septic system.

I would operate this year-round. There are peak and off-peak seasons. It will operate from 4p.m.-1 a.m. The capacity will be 299. I would host approximately 4 events per month. Also, note, I live South of the property and will be always able to surveillance the site. I have surveillance cameras on the property.

According to Adams County Development Standards and Regulations section 2-02-09-06: Item 1 per the Use Table in A-3 it is permitted with a Condition use permit, Item 2 and Item 3 falls under the future mixed-use development. Item 4 it is considered an accessory outbuilding barn that is found in the A3 zoning, and it is not detrimental to the future development of the area, and not detriment to the health, safety, or welfare of the inhabitants of the area and County. We will not be producing any kind of pollutants that will harm the harvest.

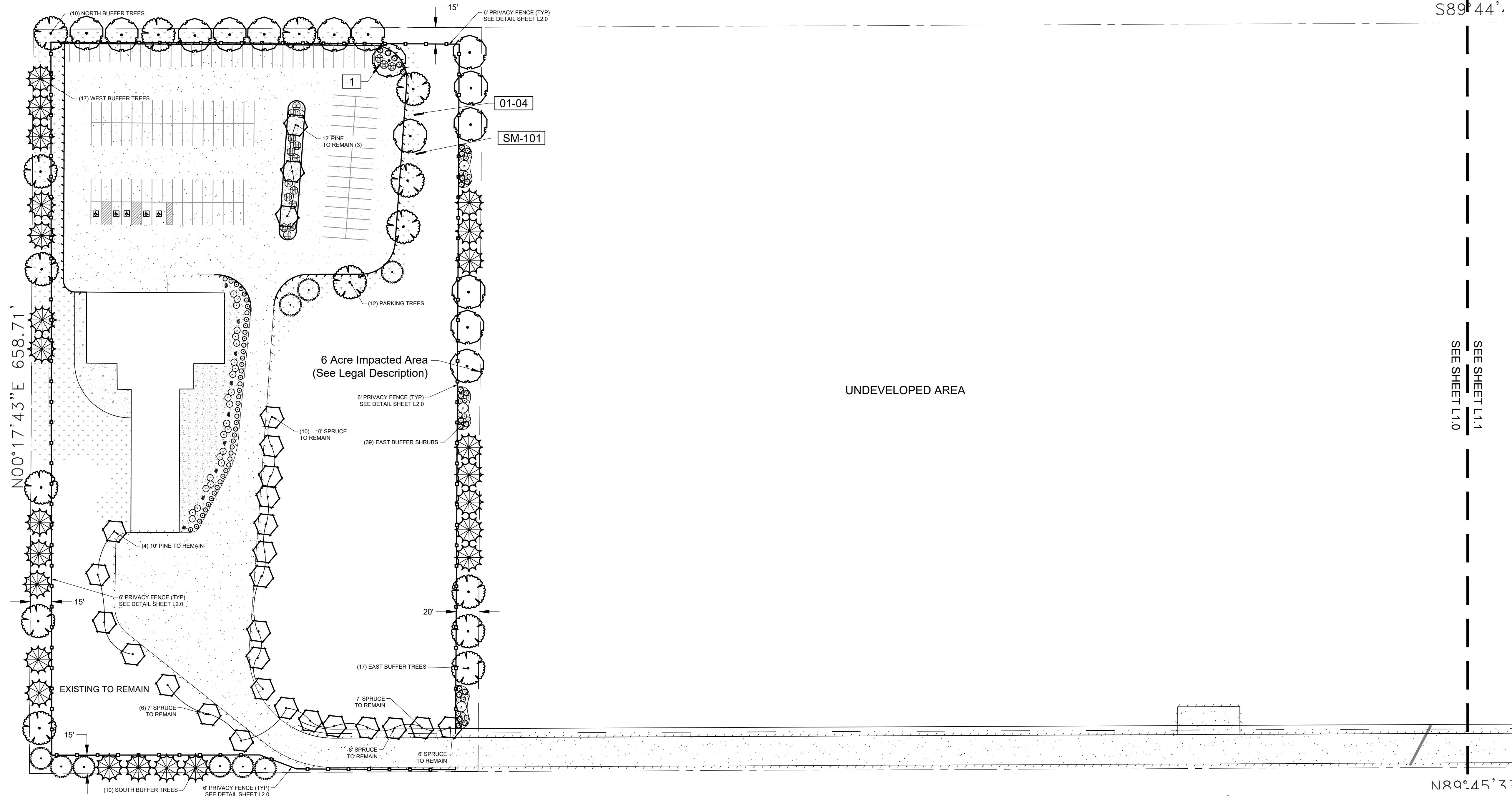
Item 5 all off-site impacts have been addressed.

Item 6 the site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints. It is 40 acres; the access is of Imboden Road, and it is about 4500 square feet from Imboden Rd which sits on top of the hill.

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

Item 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.

According to Adams County Development Standards and Regulations section 4-09-02-12, item 1 is not applicable as I am not near a school property. Item 2 I will abide by and have no outdoor storage. Item 3 I will abide and have the garbage area screened by 6-foot-high fence made of wood. Item 4 all our activities will be held indoor nothing outside. Item 5 I will abide by maintain an adult manager during the hours of operation. Item 6 I understand that if I become a nuisance, I will get a ticket, but I pledge to not cause any nuisance. All our surrounding neighbors our vacant land except for an occupied single family dwelling South of us. Who is in favor of our Conditional Use Permit but was unable to make the neighborhood meeting.





LANDSCAPE PLAN
SCALE: 1" = 50'



PLANT SCHEDULE

TREES					QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN	
	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	CO	15	Celtis occidentalis / Common Hackberry	B & B	2" Cal	
	GTS	15	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2" Cal	
	PE	9	Pinus edulis / Pinon Pine	5' B&B		
	PP	24	Pinus ponderosa / Ponderosa Pine	6' B&B		
	EX-RET	55	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX		
SHRUBS						
	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	BOX	44	Buxus microphylla / Boxwood	5 gal		
	EN	23	Ericameria nauseosa / Rubber Rabbitbrush	5 gal		
	FM	3	Forestiera neomexicana / New Mexican Privet	5 gal.		
	HS	24	Hydrangea paniculata / Panicle Hydrangea	5 gal		
	PALS	18	Perovskia atriplicifolia 'Little Spire' / Dwarf Russian Sage	5 gal		
	RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
PERENNIALS						
	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	PMR	45	Penstemon mexicali 'Red Rocks' / Penstemon	4" pot		

PLANT SCHEDULE

<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	NLS	25,523 sf	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO 5 LBS PER 1000 SQUARE FEET.	seed	
<u>MULCHES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	RM	13,674 sf	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF	mulch	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
32 LANDSCAPE IMPROVEMENTS	
	DESCRIPTION
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
Arizona Fescue
Sandberg Bluegrass
(Rocky Mountain Fescue)
(Rate: 5 lbs/1000 sf (PLS))

SEED MAINTENANCE: MOW LOW GROW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

DISTURBED AREAS TO BE RESEEDDED WITH LOW GROW NATIVE MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

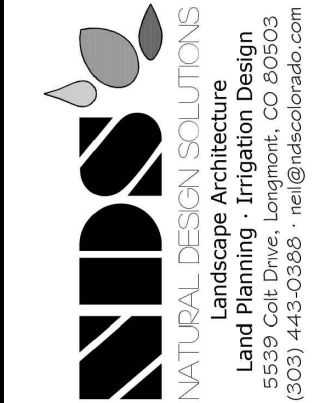
SITE CATEGORY REQUIREMENTS

STREET FRONTAGE			
Street Name or Zone Boundary (elev.)	Adjacent Use	Width	Linear
East*	Imboden Rd	Provided	Footage
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)	N/a - Targeted approach	625
n/a	n/a		
OVERALL LANDSCAPE			
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided	
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW	
PARKING LOT LANDSCAPE			
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided
117	12 / 12	4095 / 4095+	75% / 75%
BUFFERYARDS - TYPE 'C'			
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)
West	659	15'	17 / 17
North	397	15'	10 / 10
South	397	15'	10 / 10
East	659	20'	17 / 17
			Fence Provided
			659 lf
			397 lf
			397 lf
			N/a - Targeted Approach - 34 shrubs

6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

REVISIONS:	
City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	05.08.22



PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L10

S89°44'44"W 2634.23'

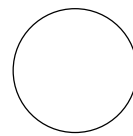
SEE SHEET L1.1
SEE SHEET L1.0

UNDEVELOPED AREA

EXISTING
LANDSCAPE

30' ROAD RIGHT-OF-WAY
S00°00'28"E 659.32'
IMBODEN ROAD

N89°45'33"E 2637.71'



LANDSCAPE PLAN

SCALE: 1" = 50'



PLANT SCHEDULE

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	CO	15	Celtis occidentalis / Common Hackberry	B & B	2"Cal
	GTS	15	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"Cal
	PE	9	Pinus edulis / Pinon Pine	5' B&B	
	PP	24	Pinus ponderosa / Ponderosa Pine	6' B&B	
	EX-RET	55	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	BOX	44	Buxus microphylla / Boxwood	5 gal	
	EN	23	Ericameria nauseosa / Rubber Rabbitbrush	5 gal	
	FM	3	Forestiera neomexicana / New Mexican Privet	5 gal.	
	HS	24	Hydrangea paniculata / Panicle Hydrangea	5 gal	
	PALS	18	Perovskia atriplicifolia 'Little Spire' / Dwarf Russian Sage	5 gal	
	RG	17	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	PMR	45	Penstemon mexicali 'Red Rocks' / Penstemon	4"pot	

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	NLS	25,523 sf	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO	seed	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	RM	13,674 sf	ROCK MULCH / RIVER ROCK 1'-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3".	mulch	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
SYMBOL	DESCRIPTION
	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
	32 LANDSCAPE IMPROVEMENTS
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

SITE CATEGORY REQUIREMENTS

STREET FRONTAGE				
Street Name or Zone Boundary (elev.)	Adjacent Use	Width Provided	Linear Footage	
East*	Imboden Rd	N/a - Targeted approach	625	
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)			
n/a	n/a			
OVERALL LANDSCAPE				
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided		
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW		
PARKING LOT LANDSCAPE				
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided	
117	12 / 12	4095 / 4095+	75% / 75%	
BUFFERYARDS - TYPE 'C'				
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)	Fence Provided
West	659	15'	17 / 17	659 lf
North	397	15'	10 / 10	397 lf
South	397	15'	10 / 10	397 lf
East	659	20'	17 / 17	N/a - Targeted Approach - 34 shrubs

REVISIONS:	
City Comment:	02.02.22
City Comment:	05.20.22
City Comment:	05.08.22



6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

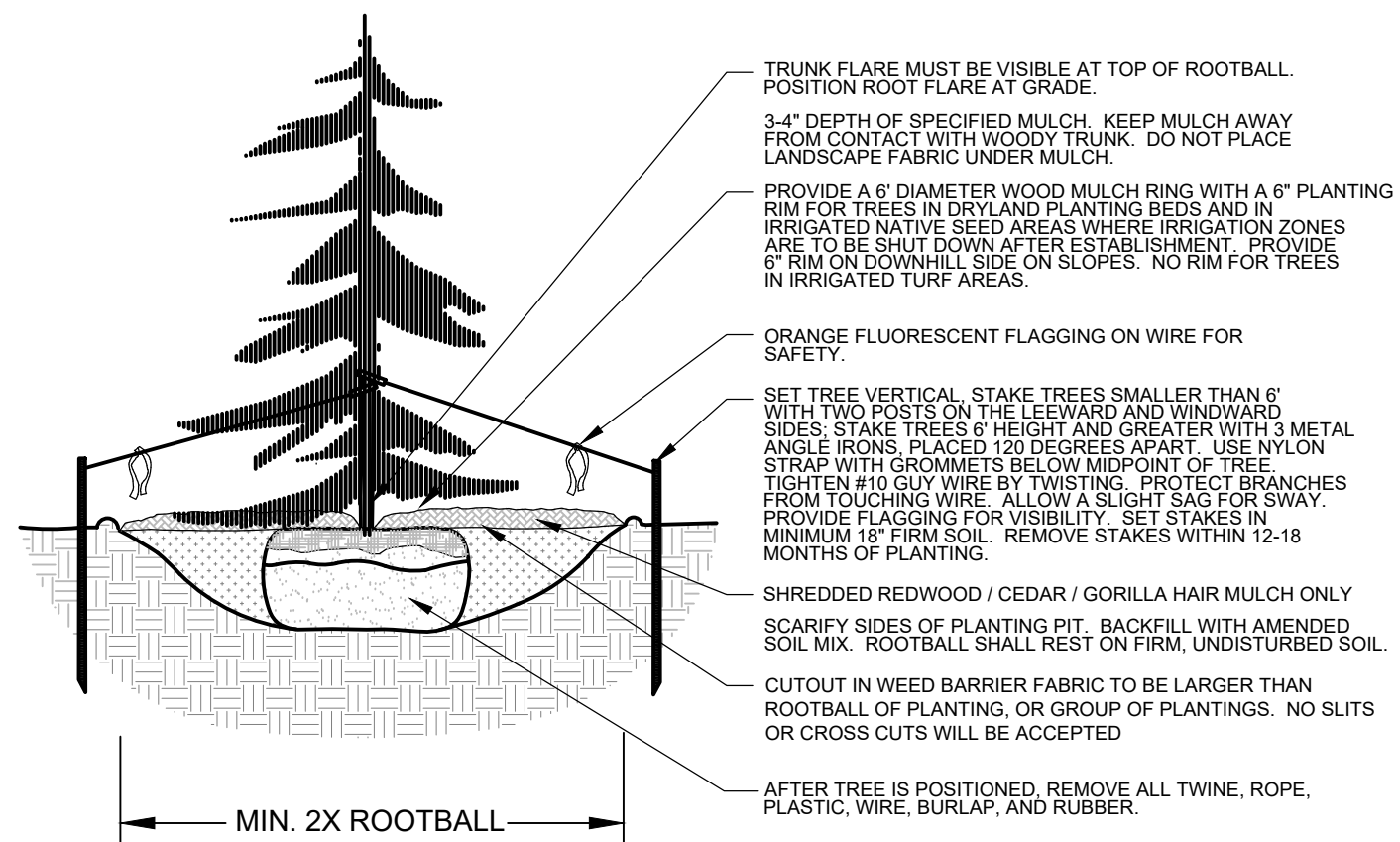
PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L1.1

GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.
- TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT TO BE PLACED UNDER ROCK OR WOOD MULCH.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

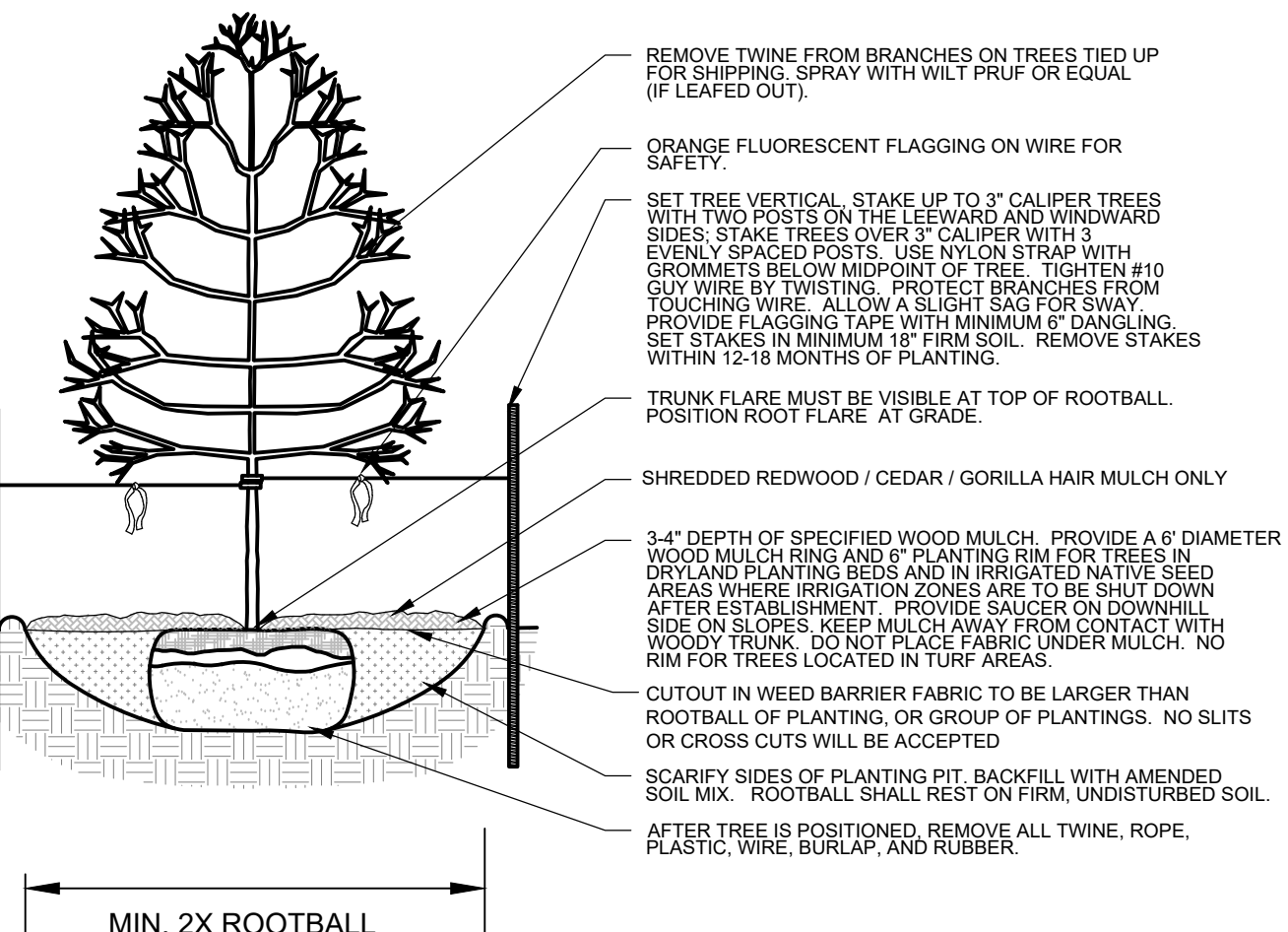


EVERGREEN TREE PLANTING DETAIL

L2.0

NOT TO SCALE

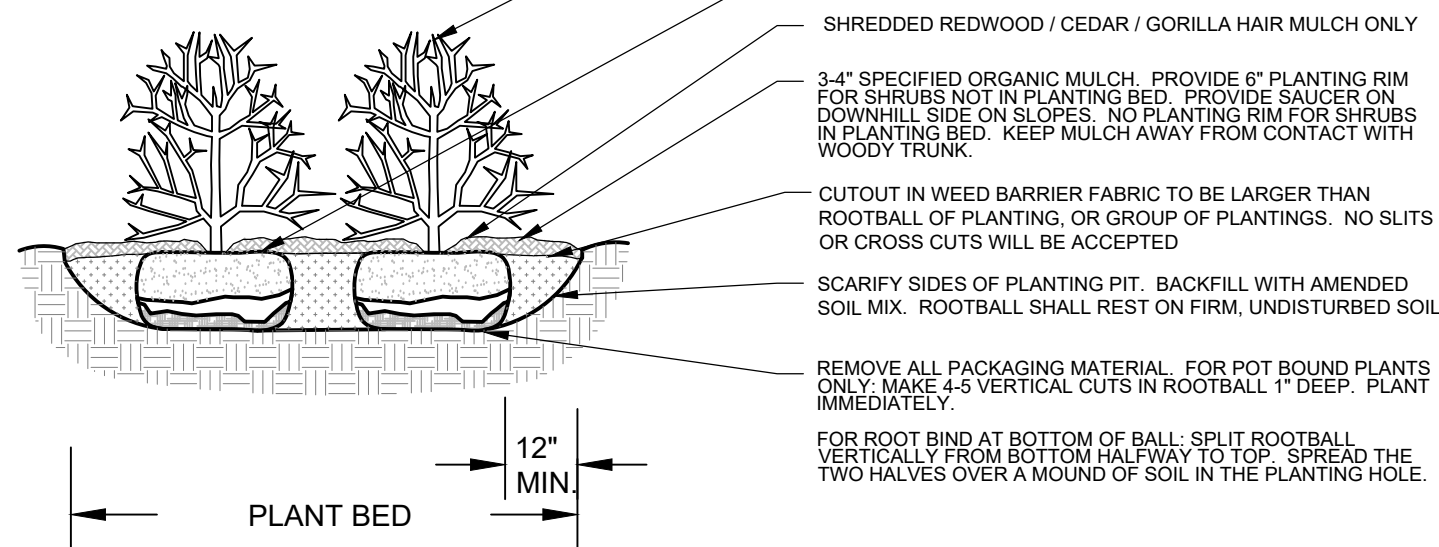
SECTION



DECIDUOUS TREE PLANTING DETAIL

L2.0

SECTION

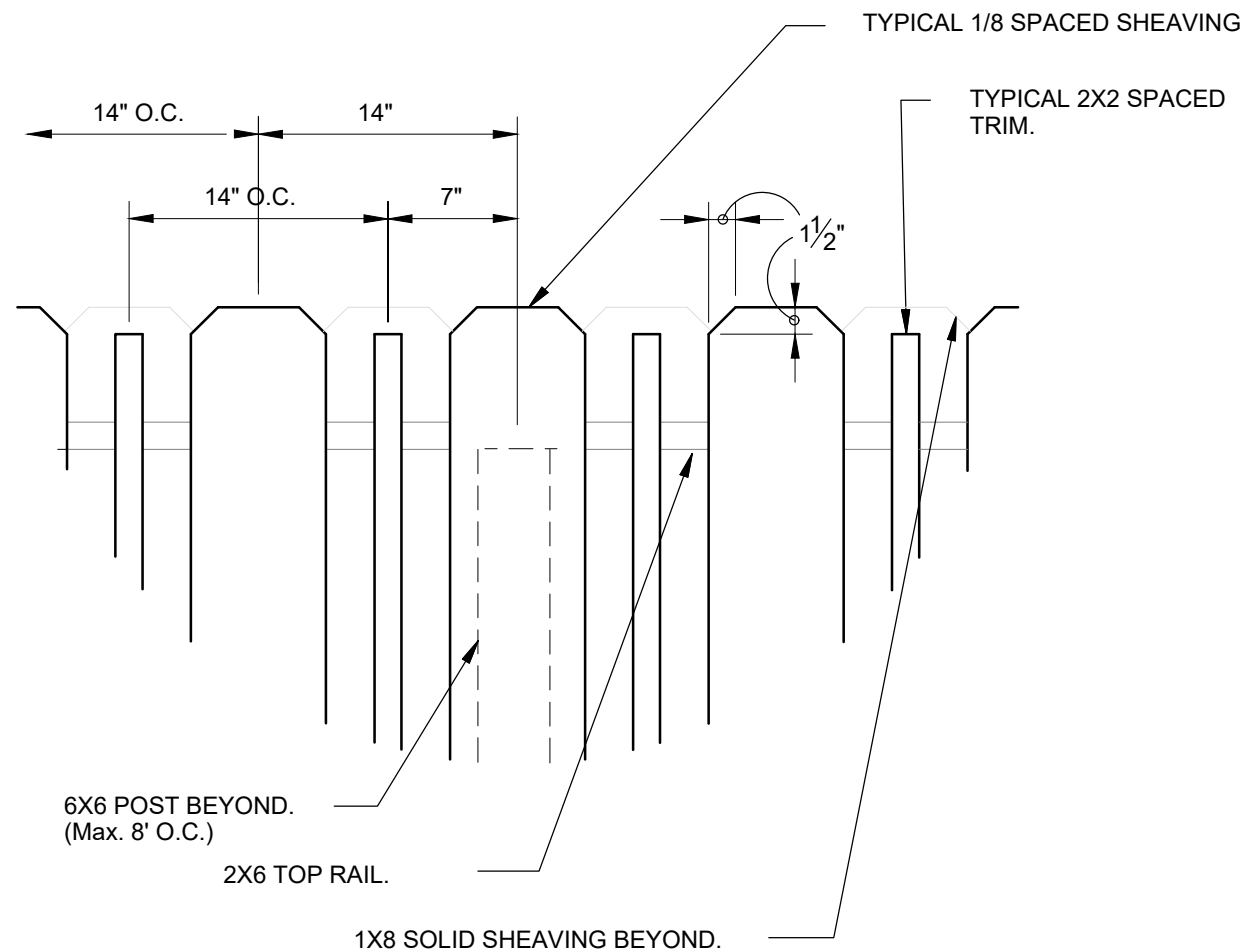


SHRUB PLANTING DETAIL

L2.0

NOT TO SCALE

SECTION



6\"/>

L2.0

NOT TO SCALE

PLAN NOTES:

- DEVELOPER WILL INSTALL ALL PRIVACY FENCING, TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12\"/>

WATERING, MULCHING, AND FERTILIZATION:

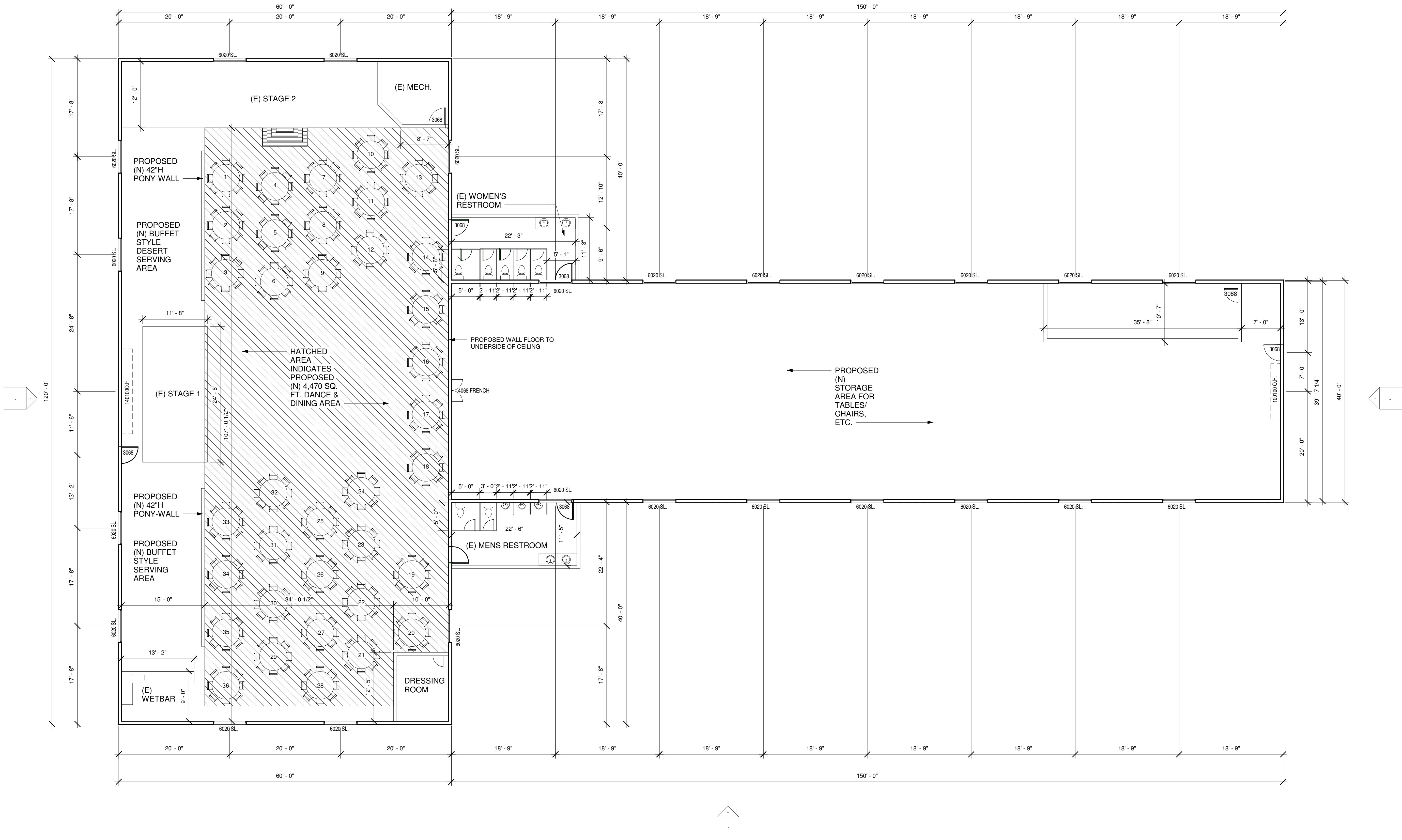
PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4\"/>

EXISTING TREE PROTECTION DETAIL

L2.0

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



1 First Floor Proposed
1/8" = 1'-0"

Proposed New Building Use

6539 IMBODEN ROAD

TOWN OF WATKINS CO, 80022

[Handwritten signature]

Description	Date
Copyright 2020	
This document is an instrument of service, and as such remains the property of Mar y Cielo Custom Homes. and shall not be copied changed or disclosed in any form without written consent, Mar y Cielo Custom Homes. 2020	
Project number	Project Number
Date	3/14/2022

Proposed New Layout

A2



Development Review Team Comments

Date: 6/24/2022

Project Number: RCU2021-00023

Project Name: GCSA Event Center

Commenting Division: Plan Coordination 5th Review

Name of Reviewer: David DeBoskey

Date: 06/21/2022

Email:

Pending Public Hearing

Commenting Division: Planner Review 5th Review

Name of Reviewer: David DeBoskey

Date: 06/21/2022

Email:

Complete

Commenting Division: Building Safety Review 5th Review

Name of Reviewer: Chris Bertrand

Date: 06/16/2022

Email:

Complete

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department.

Commenting Division: Application Intake 5th Review

Name of Reviewer: Amanda Buesgens

Date: 06/09/2022

Email:

Complete

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: David DeBoskey

Date: 06/07/2022

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review 4th Review

Name of Reviewer: David DeBoskey

Date: 06/07/2022

Email:

Resubmittal Required

PLN01: Please understand that the water permit you submitted for this property is for a residential well not commercial. The permit must be for a commercial well if you plan on having a commercial use. I realize that this should have been addressed earlier in the process, but this was recently brought to my attention.

PLN02: The submitted well permit is expired as well. If you have not constructed the residential well yet, you are not allowed to because the permit is expired. And for this commercial use, you should not get a residential well permit. You must get a new commercial well permit instead.

PLN03: The landscape plan still needs things to work on:

1. Throughout the entire southwest corner of the site, where there is space between the fence and the property line, there needs to be the same ratio of trees per foot as the other project site edges.

2. The eastern border of this abbreviated project site area shall have a fence like the other bufferyards. Since the adjacent use to this is agriculture (the rest of the site), the bufferyard must be the same as other site bufferyards.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 05/23/2022

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: David DeBoskey

Date: 05/10/2022

Email:

Resubmittal Required

Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 05/10/2022

Email:

Resubmittal Required

Please refer to accompanying PDF as my comments could not fit in this text box.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Eden Steele

Date: 05/09/2022

Email:

Complete

ENG1: The submitted traffic impact study indicated a northbound left turn deceleration lane will be required on Imboden Road at the site access intersection. Traffic impact study recommendations will need to be constructed prior to Certificate of Occupancy on the event center.

ENG2: Construction documents and drainage improvements will need to be permitted, constructed, and inspected prior to Certificate of Occupancy on the event center. Submitted drainage report adequately addressed drainage concerns for the conditional use permit application, but additional information may be required prior to building permit issuance. The applicant should submit an engineering review application after land use entitlements have been granted for the event center. The engineering review application must include the traffic impact study, onsite and public roadway construction documents, and the submitted drainage report/analysis.

Commenting Division: ROW Review 3rd Review

Name of Reviewer: David Dittmer

Date: 04/28/2022

Email:

Complete

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Kevin Mills

Date: 04/22/2022

Email:

Complete

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DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 01/28/2022

Email:

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 01/28/2022

Email:

Resubmittal Required

Please see the attached Word Document for my comments. I could not fit them into this comment area.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Eden Steele

Date: 01/27/2022

Email:

Resubmittal Required

ENG1: The Traffic Impact Study is still outstanding.

ENG2: Review comments related to the drainage letter will be provided separately. The submitted drainage narrative sufficiently analyses drainage impacts of the proposed development for the conditional use application.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 01/11/2022

Email:

Resubmittal Required

ROW1: Site Plan must include:

1. location of OWTS (septic and leach field location with setbacks to structures)
2. Dimensions to structure from the front and a side lot line

ROW3: Pending engineering review, any storm water detention areas and outfall will need to be granted to the county by separate instrument and owned and maintained by the property owners.

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Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Amanda Buesgens

Date: 01/05/2022

Email:

Complete

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DISTRICT 1

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DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 10/22/2021

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

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PLN01: The subject property is zoned Agricultural-3 (A-3). A-3 zoning is intended for to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses. The proposed use requires a conditional use permit in the A-3 zone district.

PLN02: 4-09-02-12-03 EVENT CENTERS, MOVIE THEATERS

1. Minimum Parcel Area: one-half (½) acre

2. Security: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of event center or movie theater. Since the square footage is more than 10,000, you must maintain two guards.

PLN03: 4-13-04-03 Parking Space Required

1 space for each 4 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater.

Building Sq ft. 13,200. $13,200/40 = 330$ parking spaces. Please submit a parking plan that reflects the appropriate amount (330) parking spaces.

PLN04: To establish the use on the property applicant must apply for a change-in-use permit. (4.02.01) The applicant can apply for the change-in-use permit through our e-permit center.

PLN05: A landscape plan is required within a change-in-use permit. Section 4-16 of the Development Standards and Regulations discusses landscaping requirements. A minimum of 10% of the site shall be landscaped. A landscape maintenance plan is also required. The plan should also include fencing details.

PLN06: The Adams County Comprehensive Plan has designated a future land use of Mixed Use Employment on this property. This designation indicates that the County envisions this area to be used for industrial purposes in the future. Our definition of Mixed Use Employment can be translated to C4-C5-I1 zones.

PLN05: 3-34 AIRPORT INFLUENCE ZONE (AIZ)

Structure is in AIZ but is NOT subject to Restriction Area One, which restricts full or part-time occupation for residential, commercial, institutional, or industrial uses.

PLN06: How many people does the applicant expect this event center hold?

In neighborhood summary, applicant states they told a participant that the building will hold up to 500 people, yet in their explanation of request and trip generation estimate they claim capacity will be 299. Why is there a difference?

PLN07: 2-09-06 (Criteria 4)"the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation"

How can the applicant ensure that there will not be excessive noise, vibration, dust, glare, odors and inappropriate hours of operation? Moreover, how can they ensure that there will be no trespassing of neighbors' property?

PLN08: Please resubmit with a more detailed landscape and parking plan.

PLN09: Colorado Department of Public Health and Environment has concerns and questions, please address those

concerns in a written statement. Their comments are to be included with the staff comments.

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 10/19/2021

Email:

Resubmittal Required

ENG1: The peak hour traffic identified in the submitted trip generation analysis will likely result in traffic operational impacts associated with the access and left turn movements/deceleration lanes, presuming the majority of traffic will originate from I-70. An enhanced traffic analysis is required with the conditional use permit application. The analysis should evaluate turn movements and County auxiliary lane requirements described in Chapter 8, Section 8-01-08-02 of Adams County Development Standards and Regulations (ACDSR). The letter should address feasibility of required roadway improvements, and right-of-way constraints if applicable. Ensure the traffic analysis is signed and sealed by the design engineer.

ENG2: After land use entitlements have been granted by the BoCC, the applicant would be required to submit a full traffic impact study (TIS) and design plans of roadway improvements prior to building/change-in-use permit issuance. See Section 8-02 of the ACDSR for TIS guidelines. The TIS must be reviewed and approved by County staff, and TIS recommendations must be implemented before the use can commence on the site. A Development Agreement will likely be required.

ENG3: The applicant must submit a drainage letter with the conditional use application quantifying the impacts to onsite imperviousness with the proposed site plan/development.

ENG4: If the applicant increases on-site imperviousness by 3,000 SF or more, a drainage report and drainage plans prepared in accordance with Chapter 9 of the ACDSR may be required prior to building/change-in-use permit issuance. The level of Storm Drainage Study would be dictated by the total increase in imperviousness proposed by the developer, including the redevelopment of existing impervious areas. See Table 9.1 in Chapter 9 of the ACDSR for percent imperviousness thresholds, and Section 9-01-11 for County detention design requirements. The County may grant administrative relief from the criteria if the impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification, sealed by a Colorado Registered Professional Engineer, submitted with the SDS. Low impact development (LID) standards shall be applied.

ENG5: Drainage reports, Traffic Impact Studies, and the associated civil site development construction documents are reviewed and approved through the “Engineering Review” (EGR) process as a condition precedent to the use. The applicant would be required to submit an “Onsite Grading and Drainage” EGR Application to epermitcenter@adcogov.org, along with all required transmittal items. Applications and further instructions can be found at <https://www.adcogov.org/current-planning-application-packets>.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Charlotte Hampson

Date: 10/19/2021

Email:

Complete

ENV1. This parcel is located within the Airport Influence Zone. The intent of this district is to provide areas within the county suite for the economical development and safe operation of air carrier activities upon surrounding properties. The zone is also intended provide for notice and disclosure of the airport location to the owners of residential and non-residential properties in areas which may be subjected to aircraft activities of such duration and frequency which would constitute a nuisance to residential and other use.

ENV2. As to not interfere with aviation, no uses are allowed that would produce steam, smoke or otherwise pose a hazard to aviators (3-34-05-05-01).

ENV3. As to not interfere with aviation, uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, or shall the use create interference with the electronic communication among aviators and ground control (3-34-05-05-02).

ENV4. As to not interfere with aviation, uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations (3-34-05-05-03).

ENV5. This parcel is located within the Airport Height Overlay. The purpose of this overlay is to protect residential and non-residential land uses in areas which may be subjected to frequent overflights by aircraft flying low to the ground upon an approach to landing, upon takeoff, or operating in a traffic pattern at an aviation facility. Within this area, the hazards of natural and man-made objects may create severe hazards to aviation and must be regulated accordingly.

ENV6. Applicants requesting conditional uses, temporary and special uses, must complete an FAA aeronautical study on obstructions to determine if the proposal could be a hazard to air navigation. More detailed information on what is required upon findings of an FAA aeronautical study can be found in section 3-33-04-01 of the Adams County Development Standards and Regulations.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 10/11/2021

Email: gmoon@adcogov.org

Complete

Code Compliance has an OPEN VIOLATION at this location. The case VIO2021-01017 is currently at a "Courtesy Notice Sent" status. I believe this notice triggered this application. We haven't issued an official violation notice due to the fact that the owner's applied for the CUP and we haven't seen any evidence that any further events have been taking place during this process. If we receive information about events occurring at the location during this application process, we will move forward with the OFFICIAL violation notice.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: David Deboskey

Date: 10/08/2021

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 10/07/2021

Email:

External Agencies Selected

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 09/29/2021

Email:

Resubmittal Required

ROW1: A detailed Site Plan to scale will need to be provided with all information as provided in hand drawn plan. The entire lot boundary with setbacks from lot lines to structure, location and setbacks to septic system and leach field, drawn parking stalls with Handicap locations, all easements affecting the property, driveway location and width, approval letter from the fire department for the drive, location of water well, and all other criteria required for review and approval. The services of a state licensed surveyor will be necessary to provide this information.

ROW2: Per Engineering review and traffic impact study, additional right-of-way may be required and dedicated to Adams County. Imboden is classified as a Section Line Arterial and should have a half width of 60'. At a minimum, 30' of right-of-way shall be required and dedicated to Adams County for the prescriptive right of way that has not been previously dedicated. A state licensed surveyor will need to provide existing and the required dedication verification. The traffic impact study will determine the remaining 30' of right-of-way, should it be required.

ROW3: An access permit is required for this lot associated with building permit BDP20-1030 for the existing structure as none pulled for this building and is required to tie driveway into county right-of-way.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 09/29/2021

Email:

Complete

ROW1: Address will be provided upon approval of the CUP.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: David Deboskey

Date: 09/28/2021

Email:

External Agencies Selected

Commenting Division: Planner Review

Name of Reviewer: David Deboskey

Date: 09/28/2021

Email:

External Agencies Selected

Commenting Division: Planner Review

Name of Reviewer: David Deboskey

Date: 09/22/2021

Email:

External Agencies Selected

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



October 12, 2021

David Debosky
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: GCSA Event Center, RCU2021-00023
TCHD Case No. 7276

Dear Mr. Debosky,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for an event center located at 6539 Imboden Road. Four events per month with up to 299 people are proposed. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when the property changes use or when TCHD does not have record of the system. TCHD does not have record of an OWTS on the subject property. TCHD recommends that Adams County require that the applicant obtain a Use Permit through TCHD prior to approval of the conditional use permit.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

On-Site Wastewater Treatment System (OWTS) – Engineer Evaluation

In addition to the Use Permit, the applicant shall provide proof that the existing system is sized appropriately for the proposed use and that the resulting design flow for the OWTS does not exceed 2000 gallons per day, provided by a qualified professional such

as a wastewater engineer. TCHD recommends that Adams County require review and approval by TCHD prior to issuance of the Conditional Use Permit.

The site plan indicates parking for the event will be located on the north and south sides of the building. It is not clear how attendees will access the north parking lot. Based on the site plan included with the case referral materials, the OWTS is located east of the building, and attendees may drive over the sewer line to access the north lot. The grade of pipe used for the sewer line shall be evaluated to determine if it can accommodate car traffic; or traffic shall be directed so as not to cross the sewer line.

The applicant may contact Michael Weakley at (720) 200-1593 or mweakley@tchd.org with questions or for more information.

Well Permitting

Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. There does not appear to be a commercial well on the property. The applicant shall contact The DWR to update the well designation for commercial use. More information can be found here <https://dwr.colorado.gov/>.

Domestic Well

Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Jennifer Charles, Water Quality Specialist, at (720) 200-1583 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

Public Water System (PWS)

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment

(CDPHE) as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Fugitive Dust on Unpaved Parking Lots and Roads

Unpaved roads and parking lots in traffic and parking areas may contribute to increased fugitive dust emissions which can have negative impacts on health. The applicant should develop a plan for fugitive dust control including the application of water on unpaved areas when needed based on dry conditions. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, paving, suggested speed restrictions or other techniques. Non-potable water used for dust suppression or any other non-potable uses should be labeled appropriately. The case referral materials indicate that the driveway and parking areas are recycled asphalt. This should address dust sufficiently.

Noise – Loud Use

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). A noise analysis should be conducted to evaluate the potential impact of noise from the proposed use to surrounding areas. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Michael Weakley, TCHD



February 22, 2022

Kurt Rollin, P.E.
CES Consultants, LLC
721 4th Street, Suite I
Ft. Lupton, Colorado, 80621

RE: GCSA Event Center Wastewater, RCU2021-00023
TCHD Case No. 7276

Dear Mr. Rollin,

Thank you for the opportunity to review and comment on the wastewater design flows for an event center located at 6539 Imboden Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and responded in a letter dated October 12, 2021.

The applicant has provided calculations by CES Consultants, LLC for on-site wastewater design flows, in accordance with our October 12, 2021 letter to Adams County. Daily flows are estimated to be 1490 Gallons per Day (GPD), which is below the 2000 GPD threshold for State approval and regulation. The wastewater system may therefore be permitted as an Onsite Wastewater Treatment System (OWTS) through TCHD. TCHD is satisfied with the calculations, and the plan to build or expand on the existing On-Site Wastewater Treatment System (OWTS) to meet the proposed daily flows.

Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when the property changes use or when TCHD does not have record of the system. TCHD did not have record of an OWTS on the subject property. In accordance with our October 12, 2021 letter, the applicant has applied for a Use Permit. However, the existing OWTS is not appropriately sized for the projected flows. Therefore, it will be necessary for the system to be expanded and permitted by TCHD prior to approval of the Conditional Use Permit for the event center.

The site plan included with the case referral materials indicates parking for the event will be located on the north and south sides of the building. It is not clear how attendees will access the north parking lot. Based on the site plan, the OWTS is located east of the building, and attendees may drive over the sewer line to access the north lot. The grade of pipe used for the sewer line shall be evaluated to determine if it can accommodate car traffic; or traffic shall be directed so as not to cross the sewer line.

The applicant may contact Michael Weakley at (720) 200-1593 or mweakley@tchd.org with questions or for more information; and may continue the Use Permit process with

GCSA Event Center Wastewater
Date
Page 2 of 2

Brian Mead at the TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370, bmead@tchd.org. More information on obtaining a permit to expand is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

This letter is meant to address provision of wastewater services only, and does not address TCHD's previous comments regarding noise, dust, or provision of drinking water.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, Michael Weakley, Brian Mead, TCHD
Charles Cousino, CDPHE
David Deboskey, Adams County



COLORADO
Department of Public
Health & Environment

February 28, 2022

David DeBoskey, Planner I
Adams County Community and Economic Development Department
4430 South Adams County Parkway; Suite W2000A
Brighton, CO 80601-8216

Subject GCSA Event Center (RCU2021-00023) - Conditional Acceptance as 2,000 gpd or less
6539 Imboden Rd.
Adams County, CO

Dear Mr. DeBoskey:

The Water Quality Control Division (division) received the request to review the proposed conditional use permit request for the GCSA Event Center from Adams County Community and Economic Development Department on September 23, 2021. On February 14, 2022 the division received additional information relative to the proposed use and wastewater flows for this facility. This information was used to accurately evaluate if the GCSA Event Center meets the definition of a domestic wastewater treatment works or if it is an OWTS accepting less than or equal to 2,000 gpd.

Subsequent to the review of this information, the division is amenable to the GCSA Event Center site to be permitted by the Tri-County Health Department as an OWTS with a design capacity of 2,000 gpd or less. The Division's acceptance of this proposal is based on the following:

- The event center will only include a warming kitchen; no major food service. Subsequently, all meal preparation will be conducted off-site and catered to the facility.
- The event center will not provide a dishwasher, thus all plate, pan and utensil washing will be conducted off-site.
- The event center will be required to track indoor water usage and event population for a minimum of two years and provide a report of such data to the Tri-County Health Department on an annual basis.
- Should the data indicate that flows from the facility exceed 2,000 GPD based on the maximum monthly average flow, the local permit terminates, the OWTS becomes subject to the Water Quality Control Act, and GCSA Event Center must modify or construct a domestic wastewater treatment works following the applicable State of Colorado statutes, regulations, and policies.

The division appreciates the opportunity to work with GCSA Event Center, Adams County Community and Economic Development Department, and the Tri-County Health Department through this process. If you have any questions, please contact me at chuck.cousino@state.co.us.



Sincerely,

Charles J. Cousino, REHS
On-site Wastewater Treatment System Coordinator
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: Mike Weakly, Tri-County Health Department
Kurt Rollin, P.E., CES Consultants



COLORADO
Department of Public
Health & Environment

October 14, 2021

David DeBoskey, Planner I
Adams County Community and Economic Development Department
4430 South Adams County Parkway; Suite W2000A
Brighton, CO 80601-8216

RE: GCSA Event Center; RCU2021-00023
6539 Imboden Rd.
Adams County, CO

Dear Mr. DeBoskey:

The Water Quality Control Division (division) received the Conditional Use Permit request for the GCSA Event Center from Adams County Community and Economic Development Department on September 23, 2021. After evaluation of the information provided, the division has determined that the proposed onsite wastewater treatment system (OWTS) would have a designed capacity greater than 2,000 GPD based on average daily flows at peak occupancy and would meet the definition of a domestic wastewater treatment works. A domestic wastewater treatment works (DWWTW) is defined by the Colorado Water Quality Control Act (the "Act"), § 25-8-103(5), C.R.S., as:

"...a system or facility for treating, neutralizing, stabilizing, or disposing of domestic wastewater which system or facility has a designed capacity to receive more than two thousand gallons of domestic wastewater per day."

Further, according to § 25-8-702(1), C.R.S. and § 25-8-501, C.R.S. of the Act, facilities that meet the definition of a domestic wastewater treatment works must comply with the following:

"No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction have been approved by the division."

"No person shall discharge any pollutant into any state water from a point source without first having obtained a permit from the division for such discharge, and no person shall discharge into a ditch or man-made conveyance for the purpose of evading the requirement to obtain a permit under this article."

In order to ensure that the division has properly understood the application for the proposed OWTS at the GCSA Event Center, the division expects that the GCSA Event Center application to address each of the following items:

1. The proposed wastewater flows for this facility were not provided. Please provide a flow estimate of the proposed peak flows from this site. Note that all assumptions must be justified by citing the source of the information.
 - a. To evaluate the designed capacity of the facility, the wastewater flow must be estimated for the anticipated maximum month average day flow at peak occupancy. Please note that for sites with significant fluctuations in daily flow (e.g., an events center), maximum month average daily flow must consider days with reasonable flow and not minimalist days (e.g., school with 22 days attendance divides monthly flow by 22 days, not 30 days). In this situation, estimates are needed for the probable flow for events at maximum occupancy.



- b. Flow estimation. For single use facilities without site-specific flow records, the division considers flow values identified in Regulation 43. While table 6-2 of [Regulation 43](#) does not have a specific “commercial wastewater category” for “event center”, if the use was something similar to a banquet or wedding reception, where food was served, the closest category for initial estimates without additional information would be a church - with food service; thus 7.5 gal./user. The flow estimate could be refined with additional information as noted in item 2 below. With the proposed maximum occupancy noted as 299 users, an estimated flow would then be calculated as follows: 299 people per event x 7.5 gal/person/event = 2,243 GPD. This example calculation estimates that the daily flow per event would exceed 2,000 GPD and classify the facility as a DWWTW.
2. Please provide a detailed explanation of the type of kitchen use for this facility to justify flow estimates. Other than stating, “event center”, the proposed use and kitchen equipment were not provided. Please provide additional information about the food services. Will this be a full kitchen with meal prep and dishwashing, or just warming kitchen with each event catered? Will plates and utensils be single-service type, or re-usable - washed onsite for re-use?

As a general comment, the site plan included with the application only indicates that a septic tank currently exists on the site. If modifications to the application redefine the proposed OWTS below the threshold of a DWWTW, Tri-County Health Department may oversee the design review of the OWTS. If this occurs, the local public health department would ensure that the OWTS is properly designed to accommodate the proposed hydraulic and organic load. In this case, the division suggests that the Tri-County Health Department require the facility to track and report indoor water and event population. This data collection would allow the facility to verify assumptions made during this process.

Please provide additional data supporting the estimates and provide information to the division for review and consideration. The division expects that these concerns be remedied prior to consideration or approval of the conditional use permit by the Adams County Community and Economic Development Department.

Thank you for the opportunity to offer comments on this application. Feel free to contact me at 719-432-9586 or by email at chuck.cousino@state.co.us should you have any questions.

Sincerely,

Chuck Cousino, REHS
Onsite Wastewater Treatment System Coordinator
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: Mike Weakley, Tri-County Health Department
Bret Icenogle, WQCD Engineering Section



From: [Gasparini, Taryn](#)
To: [David Deboskey](#)
Cc: [Carson Ortega](#)
Subject: RE: For Review: RCU2021-00023
Date: Friday, September 24, 2021 9:39:25 AM
Attachments: [image001.png](#)

Please be cautious: This email was sent from outside Adams County

Hello,

It appears that we have no visible conflicts with this project.

However, please note that there is a 72 fiber present in the right of way of Imboden, west side traveling north/south.

Please let us know if there are any conflicts with this cable.

Thank you so much,

Taryn Gasparini | OSP Engineer @ LUMEN

Tel: 720-427-2039

MOUNTAIN, LTD.

www.MOUNTAINLTD.com

EOE, AA.



EXPLORE YOUR POSSIBILITIES.

From: Osborne, Joseph
Sent: Thursday, September 23, 2021 2:46 PM
To: Ortega, Carson <Carson.Ortega@lumen.com>; Gasparini, Taryn <Taryn.Gasparini@lumen.com>
Subject: FW: For Review: RCU2021-00023

Please look to see if this use of land impacts any of our facilities. I don't see any issues at first review.

From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>
Sent: Thursday, September 23, 2021 2:37 PM
To: David Deboskey <DDeboskey@adcogov.org>; Osborne, Joseph <Joseph.Osborne@lumen.com>
Subject: RE: For Review: RCU2021-00023

Joe, appears to be in the Monaghan exchange of your area

From: David Deboskey <DDeboskey@adcogov.org>

Sent: Thursday, September 23, 2021 1:26 PM

To: David Deboskey <DDeboskey@adcogov.org>

Subject: For Review: RCU2021-00023

The Adams County Planning Commission is requesting comments on the following application:

conditional use permit for an event center in the Agricultural-3 (A-3) zone district.

This request is

located at 6539 Imboden Rd. The Assessor's Parcel Number is 0181706400006.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO

80601-8216 or call (720) 523-6800 by 10/19/2021 in order that your comments may be taken into

consideration in the review of this case. If you would like your comments included verbatim please send

your response by way of e-mail to DDeboskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public

hearing dates may be forwarded to you upon request. 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.

Thank you for your review of this case.

David DeBoskey

Planner I, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 4th Floor, Suite C4000B

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Monday – Friday 8-4:30PM

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From: [Clayton Woodruff](#)
To: [David Deboskey](#)
Subject: RE: For Review: RCU2021-00023
Date: Thursday, October 7, 2021 9:18:50 AM

Please be cautious: This email was sent from outside Adams County

David,

The RTD has no comment on this plan

Thanks,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: David Deboskey <DDeboskey@adcogov.org>
Sent: Thursday, September 23, 2021 1:26 PM
To: David Deboskey <DDeboskey@adcogov.org>
Subject: For Review: RCU2021-00023

The Adams County Planning Commission is requesting comments on the following application:

conditional use permit for an event center in the Agricultural-3 (A-3) zone district.

This request is

located at 6539 Imboden Rd. The Assessor's Parcel Number is 0181706400006.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO

80601-8216 or call (720) 523-6800 by 10/19/2021 in order that your comments may be taken into

consideration in the review of this case. If you would like your comments included verbatim please send

your response by way of e-mail to DDeboskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public

hearing dates may be forwarded to you upon request. 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.

Thank you for your review of this case.

David DeBoskey

Planner I, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 4th Floor, Suite C4000B

Brighton, CO 80601

☎: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Monday – Friday 8-4:30PM

From: [Nguyen, Lisa - DEN](#)
To: [David Deboskey](#)
Cc: [Brenninkmeyer, Elise - DEN](#); [Gruber, Rachel - DEN](#); [DEN Planning Referrals](#)
Subject: GCSA Event Center – Reference # RCU2021-00023
Date: Tuesday, September 28, 2021 3:03:33 PM
Attachments: [image001.png](#)
[DEN COMMENT - GCSA Event Center – RCU2021-00023.docx](#)

Please be cautious: This email was sent from outside Adams County

Hi David,

Please see the attached for DEN's comments regarding the **GCSA Event Center – Reference # RCU2021-00023** project. If you have any questions, please let us know.

Thanks so much.



Lisa Nguyen, PE

Senior Airport Transportation Planner

Denver International Airport

Planning + Design

Airport Office Building | 7th Floor

8500 Peña Boulevard | Denver, CO 80249-6340

(303) 342-4105 | Cell (970) 260-1460

Visit DEN on social media! [Click here](#)



MEMO

Date: September 28, 2021

To: Adams County Community and Economic Development Department

From: DEN Planning + Real Estate

Through: Lisa Nguyen and Elise Brenninkmeyer

Subject: **GCSA Event Center – Reference #: RCU2021-00023**

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the **“5-Mile ‘Known - Wildlife Attractant Separation Area”** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Benjamin.J.Massey@usda.gov and #dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

From: [Jim Wood](#)
To: [David DeBoskey](#)
Subject: RCU2021-00023 Comments
Date: Wednesday, October 13, 2021 11:40:42 PM

Please be cautious: This email was sent from outside Adams County

Mr Deboskey,

Thank you for taking the time to speak to me today. As per your request I am following up via email with the concerns that my wife and I have.

Safety:

Imboden Road is an extremely poorly maintained road as it stands, but the unpaved section of Imboden between 56th Ave and 72nd Ave is a severe hazard. Over the course of the last 6 years, we have seen significant accidents occur here, with several being roll-overs. It is our concern that the additional traffic load would increase the number of accidents, accelerate the deterioration of this road, and increase costs to the county attempting to maintain it. Additionally, if alcohol were served at the event center, the number of accidents and potential fatalities is a significant risk to consider.

Noise:

It has been our experience that sounds carry extreme distances out here. Over the course of the last several years my wife and I have had to listen to the rodeo across the street. Our neighbor hosting rodeos has at least been courteous and limited his operating hours to daytime hours ending at what we consider a reasonable hour. Over time we have accepted it as white noise in the background, but it is our concern that this event center would become a nuisance especially considering the proposed operating hours.

Trespassing:

With the rodeo across the street, we have noticed a direct correlation between the increase in traffic and incidences of trespassing. We have had to put up gates and take other measures to protect our family and property. Our neighbors to the southwest have had to bring in armed security as well due to the increase in trespassing, and incidents of theft. We are concerned the additional and more frequent traffic brought to the area will compound these issues.

Respectfully,
Jim Wood
(970) 213-6743

From: [Dennis Davis](#)
To: [David DeBoskey](#)
Subject: RCU2021-00023 GCSA Event Center
Date: Friday, July 1, 2022 2:32:41 PM

[You don't often get email from dacj1@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please be cautious: This email was sent from outside Adams County

Dear Mr. Deboskey:

I am the manager of the LLC for the 320 acre parcel located at the NE corner of the intersection of Imboden Road and 72nd Avenue. I have reviewed the application materials for the subject Conditional Use Permit, and see no negative impacts to the LLC property, as long as the applicant abides by Adams County regulations and their own assurances of compliance. Therefore, the Davis Farm LLC does not oppose the approval of this application. I do not intend to be present at either public hearing.

Thank you for your notice of hearing, and I found the information on your website quite adequate to inform me of the details.

Dennis Davis



Request for Comments

Case Name: GCSA Event Center
Case Number: RCU2021-00023

September 23, 2021

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit for an event center in the Agricultural-3 (A-3) zone district**. This request is located at 6539 Imboden Rd. The Assessor's Parcel Number is 0181706400006.

Applicant Information: GCSA LLC
PO BOX 5
WATKINS, CO 801370005

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/19/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeboskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Thank you for your review of this case.

David Deboskey
Planner I

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Public Hearing Notification

Case Name:	GCSA Event Center
Case Number:	RCU2021-00023
Planning Commission Hearing Date:	07/14/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/02/2022 at 9:30 a.m.

June 23, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Conditional Use Permit application to allow for the use of an Event Center in the Agricultural-3 (A-3) zone district. The proposed use will be Commercial.

This request is located at 6539 IMBODEN RD on 39.87 acres. The Assessor's Parcel Number(s) 0181706400006.

Applicant Information: GCSA LLC
Llaricxe Aldana
PO BOX 5
WATKINS, CO 801370005

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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.

Thank you for your review of this case.

David DeBoskey
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PUBLICATION REQUEST

Case Name: GCSA Event Center

Case Number: RCU2021-00023

Planning Commission Hearing Date: July 14, 2022 at 6:00 pm

Board of County Commissioners Hearing Date: August 2, 2022 at 9:30 am

Case Manager: David DeBoskey, Planner I, DDeboskey@adcogov.org. 720.523.6847

Request: Conditional Use Permit application to allow for the use of an Event Center in the Agricultural-3 (A-3) zone district.

Parcel Number (s): (Approximately 6 acres of) 0181706400006

Legal Description: PART OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 1, 2016, AS RECEPTION NO. 2016000073084 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 89°45'33" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 397.00 FEET; THENCE NORTH 00°17'43" EAST, PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 658.81 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 89°44'44" WEST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 397.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°17'43" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 658.71 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.00 ACRES, MORE OR LESS.

Applicant: Llaricxe Aldana, 6657 Imboden Rd, Watkins, CO 80137

Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601 Please visit <http://www.adcogov.org/bocc> for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

#2665

Published in the *Eastern Colorado News* Friday, July 1, 2022.



Referral Listing
Case Number RCU2021-00023
GCSA Event Center

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org

Agency	Contact Information
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Bennett Fire Protection District #7	Captain Caleb J Connor 355 4th St Bennett CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
Bennett Fire Protection District #7	Chief Earl Cumley 355 4th St Bennett CO 80102 303-644-3572 earlcumley@bennettfirerescue.org
Bennett Parks & Recreation District	Leila Schaub 455 S 1st Street Bennett CO 80102-0379 303-644-5040 director@bennettrec.org

Agency	Contact Information
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Box Elder Water & Sanitation District	Barbara Vander Wall c/o Collins, Cockrel, & Cole P.C. 390 Union Boulevard, Suite 400 Lakewood CO 80228 303 770-2700
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 303.739.7000 atibbs@auroragov.org
City of Aurora - Aurora Water	Marshall Brown 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 mbrown@auroragov.org
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us

Agency

Contact Information

Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Denver International Airport	Elise Brenninkmeyer 8500 Peña Blvd. Denver CO 80249 303.342.23891 elise.brenninkmeyer@flydenver.com
Denver International Airport Planning & Design	Jeannette Hilaire 8500 Peña Boulevard Denver CO 80249 (303) 342-2391 denplanningreferrals@flydenver.com
FEDERAL AVIATION ADMINISTRATION	John Sweeney 26805 E 68TH AVENUE, #224 DENVER CO 80249-6361 303-342-1260 john.sweeney@faa.gov
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com

Agency

Contact Information

Public Service Company of Colorado (PSCo) dba Xcel Energy

--
1123 W 3rd Ave
Denver CO 80223
303.571.3306
bdrco@xcelenergy.com

Regional Transportation District (RTD)

Paul Von Fay
1560 Broadway
Suite 700
Denver CO 80202
303-299-2317
engineering@rtd-denver.com

TRANSPORT METROPOLITAN DISTRICT NO. 1

GARY R WHITE
c/o White Bear & Ankele
1805 SHEA CENTER DR, SUITE 100
HIGHLANDS RANCH CO 80129
303 858-1800

AVILA MARIA AND
AVILA SALOMON
5464 MALAYA ST
DENVER CO 80249-8571

GIDLEY GARRETT SETH AND
GIDLEY ASHLEY HILLARY
50 ASPEN VLG
ASPEN CO 81611-9652

BLUE EAGLE LLC
288 CLAYTON ST STE 303
DENVER CO 80206-4810

GOMEZ JESUS M
16747 E 97TH PL
COMMERCE CITY CO 80022-7130

CARDENAS CABRAL MANUEL
562 NILE ST
AURORA CO 80010-4732

IMBODEN LLC
1265 YELLOW PINE AVE
BOULDER CO 80304-2264

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015

KELLEY TRUCKING INC
6201 MC INTYRE ST
GOLDEN CO 80403

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015-6637

L AND S CAPITAL LTD
800 US HIGHWAY 36
BYERS CO 80103-9700

CHELSEA INVESTMENTS LLC
5700 S QUEBEC ST STE 102
GREENWOOD VILLAGE CO 80111-2009

LARSON LANNY J AND LARSON DEBORAH L TRUSTEES
OF THE
LARSON REVOCABLE TRUST
15 RAINBOW VALLEY RD
PLACITAS NM 87043-8800

COPELAND HOLDING LLC
6397 W PRENTICE AVE
LITTLETON CO 80123-5195

LUNA MAURA AND
HERRERA DAVID
3500 KALISPELL ST
AURORA CO 80011-1500

DANKO DANNI R AND DANKO L R UND 2/3 INT
AND CERVI MIKE UND 1/3 INT
2671 SOUTH KEARNEY ST
DENVER CO 80222

MESTEPEY TIMOTHY L UND 1/2 INT AND
MESTEPEY JAMES R UND 1/2 INT
1140 S DOVER ST
LAKEWOOD CO 80232-5247

DAVIS FARM LLC
C/O DENNIS T DAVIS
DENVER CO 80123-2418

MUEGGE FARMS LLC
C/O DAN WATTS
2835 S WILLIAMS ST
DENVER CO 80210-6334

GCSA LLC
PO BOX 5
WATKINS CO 80137-0005

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

QUALLS AND PALMER LLC
6288 STATION MILL DR
PEACHTREE CORNERS GA 30092-1890

VAUGHN KAREN J AND
VAUGHN MICHAEL L
12575 TUCSON ST
HENDERSON CO 80640-9447

WATKINS NORTH LLC
3117 E 7TH AVENUE
DENVER CO 80206-3914

WESTERN TRANSPORT LLC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WOOD JIMMY G AND
DETTMER MALLERY J
PO BOX 174
WATKINS CO 80137-0174

CURRENT RESIDENT
6657 IMBODEN RD
WATKINS CO 80137-7223

CURRENT RESIDENT
33000 E 72ND AVE
WATKINS CO 80137-8930

CURRENT RESIDENT
6995 IMBODEN RD
WATKINS CO 80137-8934

CURRENT RESIDENT
33505 E 72ND AVE
WATKINS CO 80137-8936

CURRENT RESIDENT
6455 IMBODEN RD
WATKINS CO 80137-8944

CERTIFICATE OF POSTING



I, David DeBoskey do hereby certify that I posted the subject property at 6539 Imboden Road on June 28th, 2022 in accordance with the requirements of the Adams County Development Standards and Regulations.

David DeBoskey