



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2016-00005**

**CASE NAME: Kiowa Creek Paintball**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**September 19, 2017**

CASE No.: <b>RCU2016-00005</b> CASE NAME: <b>Kiowa Creek Paintball</b>	
Owner's Name:	Kevin Mitchel
Applicant's Name:	Kiowa Creek Paintball
Applicant's Address:	49100 Old Victory Road, Bennett, CO 80102
Location of Request:	49100 Old Victory Road
Nature of Request:	A conditional use permit to allow an outdoor commercial recreation use (paintball facility/course)
Zone District:	Agriculture-3 (A-3) & Agriculture-2 (A-2)
Site Size:	90.28 acres
Proposed Uses:	Paintball course
Existing Use:	Agriculture
Comprehensive Plan:	Parks and Open Space
Hearing Date(s):	<b>PC: August 24, 2017 / 6:00 p.m.</b>
	<b>BOCC: September 19, 2017/ 9:30 a.m.</b>
Report Date:	September 1, 2017
Case Manager:	Christopher C. La Rue 
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact, 3 conditions precedent, & 9 conditions
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 3 conditions precedent, & 9 conditions

**SUMMARY OF PREVIOUS APPLICATION**

A portion of the subject request is located on Lot 1 in the Oak Park Two Subdivision approved by the Board of County Commissioners in 2003. The remainder of the site is unplatted and has no previous development application on record.

**Background**

The applicant, Kiowa Creek Paintball, is requesting a conditional use permit (CUP) on the subject property to operate an outdoor commercial paintball course. The County issued the applicant a zoning violation notice in 2016 for using the property as an outdoor commercial

paintball course without a conditional use permit. According to the applicant, the use has ceased since obtaining the notice of violation. Currently, the property is used for agriculture and cattle pasturage. The proposed paintball course will be seasonal and operate during the months of April to October, and mainly on Fridays, Saturdays, and Sundays with occasional weekday activities. The hours of operation would be from 9 a.m. to 5 p.m.

The proposed site plan shows three main areas designed to be used for the paint ball games. As part of the design of the play areas, a number of mobile obstacles will be installed in the designated play areas. These mobile obstacles will be used by players as a shield to block balls from hitting them during games. Currently, there are large trees and vegetative buffers that surround the proposed play areas. This buffer will serve as a shield and prevent balls from leaving the play areas. Also, the play area is setback approximately 200 feet from the nearest road and neighboring properties and out of reach from the travelling paintballs during games. According to the applicant, the average range for a paintballs is approximately 80 to 100 feet. The application documents also show a regular game on the field will normally last for about 20 to 30 minutes.

The site plan shows restrooms and water for customers would be provided through port-o-lets and bottled water on-site. There will also be trash cans provided throughout the property, and emptied regularly by staff on-site. The on-site restrooms would be located near the proposed parking areas on the property. The Tri-County Health Department reviewed the request and has approved the use of port-o-lets and bottled water for duration of the conditional use permit for five years. However, recommend the applicant to install permanent restrooms and water if the conditional use permit is allowed to operate beyond five years.

### **Development Standards and Regulations Requirements**

The subject property consist of two parcels; one of the subject parcels is zoned A-2 and is approximately 31.4 acres in size, the second subject parcel is zoned A-3 and is approximately 58.4 acres (see Exhibit 2.1). Sections 3-09 and 3-10 of the Adams County Development Standards and Regulations outline requirements for development in the A-2 and A-3 zone districts. Per section 3-9-01 of the County's Development Standards and Regulations, the purpose of the A-2 designation is to provide a district for rural subdivisions of at least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities. Farming uses are permitted in the A-2 zone district, including the cultivation of land and the keeping of a limited number of animals. Per section 3-10-01 of the County's Development Standards and Regulations, the purpose of the A-3 district is 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.

Paintball courses are not specifically listed in the County's Development Standards and Regulations. However, per section 3-05-01 of the Development Standards and Regulation, when a use is not specifically listed in the County's Development Standards and Regulations, the Director of Community and Economic Development has the authority to determine whether or not the use is similar to an expressly permitted use in the County's Development Standards and



Regulations or prohibited. Based on the requirements and descriptions of the proposed activities on the property, staff determined the use is similar to the outdoor commercial recreational use category. Per section 11-02-377 of the County's Development Standards and Regulations, outdoor public uses are defined as a use that includes: outdoor commercial amusement facilities; music arenas; theme parks; amusement parks; go-cart establishments; miniature golf establishments; ice and roller skating rinks; water slides; batting cages; archery ranges; pistol and shooting ranges; and drive-in theaters. Per section 3-07 of the Adams County Development Standards and Regulations, a conditional use permit is required for outdoor commercial recreational uses in the A-2 and A-3 zoned districts. In addition, per section 4-09-02-17 of the County's Development Standards, all outdoor commercial recreation facilities are required to have access on a collector, arterial road, or a highway. The proposed site plan shows access on Old Victory Road, which is classified as a collector street in the 2012 Transportation Plan. Further, per section 4-09-02-17-01, the owner of the premises is required to maintain a full-time adult manager responsible for monitoring activities on the site during hours of operations. The applicant has stated there will be required staff on site during operating hours. Regarding maintenance of the property, per section 4-09-02-17-01 of the Development Standards, any outdoor commercial recreation which becomes the location of frequent or repeated violations of the County's Development Regulations or public disturbance shall be declared as a nuisance and subject to enforcement actions.

Per section 4-12-04-03 of the County's Development Standards and Regulations, the number of required parking spaces for the use shall be determined during review of the conditional use permit by the Planning Commission. In addition, section 4-12-02-05 of the Development Standards states except for agricultural areas, off-road parking areas shall be surfaced and maintained with a portland or asphalt concrete surface, or other suitable surface as determined by the Director of Community and Economic Development. The site plan provided with the application shows 48 parking spaces will be provided on the property for the use. These parking spaces will be on gravel surfaces. Given the limited timeframe of the proposed use and its location in a sparsely developed area with A-2 and A-3 zoning designations, staff determined the use of a gravel surface parking areas will be suitable for the use. According to the applicant, there are additional areas on the property that could be utilized for parking, whenever there is such a need for additional parking. A traffic generating study was submitted with the application, the report estimates that approximately 20 to 30 vehicles will visit the site each day that the property is opened. The projected number of vehicles includes an estimated 40 to 80 participants using the facility per day. For occasional large events, the applicant estimates approximately 125 to 250 participants using the facility. However, such events will only occur, at most, two to three times per year.

The site plan provided with the application also shows the proposed parking areas and a check-in area for customers will be located approximately ¼ mile from Old Victory Road, the main access road to the site. This area can minimally be seen from the road. The course will also be located in an area that is naturally screened from view by existing trees and vegetation. The applicant is not proposing any landscaping with the request. Given the distance of the facility from Old Victory Road and the existing tree and vegetation buffer that surrounds the site, staff has determined the existing landscaping is adequate for the use. Section 4-16-19-01 of the

Development Standards and Regulations require a minimum of 10% of a lot area be landscaped. The site is approximately 90 acres in size and would require 9 acres of landscaping. The paintball course is located on approximately 20 acres of the site, and is surrounded by existing trees and vegetation. The existing vegetation would meet the landscaping requirements, since approximately 22% of the entire 90- acre site would be covered with landscaping.

There are existing railroad tracks owned by Union Pacific located south of the subject site. The Union Pacific railroad is requesting the applicant to install a barrier or fence with no trespassing signs on the southern section of the property. The applicant has agreed to this request and is proposing to install a fence with no trespassing signs setback at least 100 feet north of the Union Pacific rail property. According to the applicant, there will also be staff present during hours of operation to monitor and prevent customers from accessing the rail road property.

#### **Future Land Use Designation/Goals of the Comprehensive Plan for the Area**

Adams County's Comprehensive Plan designates the subject property and surrounding area as Parks and Open Space. Per Chapter Five of the Comprehensive Plan, the primary uses in this category are public parks, trails and open space. In most cases, land uses in the Parks and Open Space category will be open to the public. Development in the Park and Open Space future land use is limited to recreational facilities and maintenance and other facilities that serve a proposed use. In addition, the primary objectives of the Park and Open Space future land use areas are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas. According to the Adams County Parks and Open Space Department, there are two proposed future trails to be constructed through the subject site. However, the proposed conditional use permit and the limited timeframe for operation will not impede future construction of the trails. In addition, there are no specific timeframes set for constructing the trails.

Using the property as a paintball course facility will not be out of character with the surrounding area and not detrimental to the surrounding agricultural or residential uses to the site. The use also conforms to the goals of the Parks and Open Space future land use designation, which is to provide land for recreation enjoyment. Further, using the property as an outdoor recreational facility will also be consistent with uses allowed in the A-2 and A-3 zoning designations.

#### **Site Characteristics:**

Overall, the subject property consists of two parcels that are approximately 90 acres in size. The western parcel is zoned A-3 and is 58.8 acres in size. The eastern parcel, which is lot one of the Oak Park Two Subdivision, is zoned A-2 and is 31.45 acres in size. Union Pacific railroad tracks are located along the southern border of the property. There is an existing single-family home and a barn located on the eastern portion of the property; however, this home is located approximately 1,600 feet away from the proposed designated paintball course. The proposed parking spaces for the use will be located on the western section of the property, as well as customer's check-in point.

There is a creek, Kiowa Creek, which runs on the eastern section of the paintball course. This creek is seasonal and dry most of the year. In addition, a majority of the property is located in a

floodplain. Per section 2-02-07 of the County's Development Standards and Regulations, a flood plan use permit shall be required prior to using the property for a paintball course. The site plan provided with the application shows that no structures will be placed within the creek bed. According to the applicant, only biodegradable paintballs would be used on the property. The County's Environmental Analyst reviewed the request and stated that, after confirming with CDPHE, there is no requirement for disposal of paintballs; therefore the applicant's intent to use biodegradable balls is sufficient.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest Town of Bennett Agriculture</b>	<b>North A-3 Agriculture</b>	<b>Northeast A-3 Single-Family homes &amp; agriculture</b>
<b>West A-1 Vacant County owned land</b>	<b>Subject Property A-2 &amp; A-3 Agriculture / Paintball Course</b>	<b>East A-2 &amp; A-3 Single-Family home &amp; agriculture</b>
<b>Southwest A-3 Railroad tracks</b>	<b>South A-3 Railroad tracks</b>	<b>Southeast A-2 Single-Family home</b>

**Compatibility with the Surrounding Land Uses:**

The majority of uses surrounding the site consist of agriculture, limited residential uses, and railroad tracks. The property immediately to the north and across Old Victory Road is zoned A-3 and used for agriculture. The property immediately northwest to the site is in the town of Bennett and used for agriculture. The properties directly to the northeast and east are zoned A-2 and A-3 and developed as single-family homes or used for agriculture. The property directly south and southwest of the site is zoned A-3 and developed as railroad tracks. Using the property as an outdoor recreational facility will not negatively impact these existing surrounding uses.

A traffic generating study was submitted with the proposed use. The study projects that approximately 20 to 30 vehicles carrying 40 to 80 people will visit the site during operating days and up to 250 participants could use the facility during a large event. According to the applicant, large events will only be held on the property two to three times per year, staff is also recommending a condition of approval to limit the number of large events on the property. In addition, the facility would only operate from April to October. From the site plan, the property has access on Old Victory Road, which is located approximately 900 feet from State Highway 79 (Kiowa Bennett Road). Currently, State highway 79 is classified as a principal arterial road. Old Victory Road is paved and classified as a collector street. Because of the proximity of the location of the property from a principal arterial road, a majority of the vehicular traffic will be coming through such a high capacity road and minimize potential impacts to using surrounding unimproved road networks.

**Planning Commission Update**

The Planning Commission considered this case on August 24, 2017, and recommended unanimous approval of the request. At the hearing, the applicant expressed no concerns with the staff report or presentation. Several residents testified at the public hearing to express their support for the request. These residents expressed that the facility would provide outdoor recreational activities for residents, including kids. There is also very minimal noise associated with the use, and the operators have been good neighbors.

**Staff Recommendation:**

Based upon the application, the criteria for conditional use permit approval, a recent site visit, staff recommends approval of this request with eight findings-of-fact, three conditions precedent and nine conditions.

**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. Prior to commencing operations, the applicant shall obtain approval of a waste management plan from the Tri-County Health Department.

2. Prior to commencing operations, the applicant shall obtain approval of a rail safety plan from the Union Pacific Railroad.
3. Prior to commencing operations, the applicant shall obtain a Floodplain Use Permit from the County.

**Recommended Conditions of Approval:**

1. The conditional use permit shall expire on September 19, 2022.
2. The conditional use permit shall only operate between the months of April and October and during the hours of 9:00 am to 5:00 pm on Fridays, Saturdays, and Sundays, except for special events.
3. Special events on the property shall be limited to a maximum of three events per year and a maximum of 250 participants per each event. An amendment to the CUP shall be required for any major event outside the specified parameters.
4. Prior to each special event, the applicant shall submit and obtain approval of a traffic control plan from the County.
5. All complaints received by the applicant concerning offsite impacts, and the resolution of those complaints, shall be conveyed to the Department of Community and Economic Development. Offsite impacts shall be responded to immediately and resolved within 72 hours by the applicant. Disputes concerning offsite impacts may be resolved by the Department of Community and Economic Development and may be a justification for a Show Cause Hearing before the Adams County Board of County Commissioners.
6. The facility shall be limited only to those activities described in the application and depicted on the site plan (see exhibits 3.1 and 3.2). Any changes to the facility shall require an amendment to the conditional use permit.
7. No outdoor lighting associated with this conditional use permit shall be allowed on the property.
8. The applicant shall provide fencing along the southern property line of the section of the paintball course abutting the rail road tracks. This fence shall be setback at a minimum of 100 feet from the railway tracts. The applicant shall also install no trespassing signs on the fence.
9. The use of port-o-lets and bottled water for customers shall only be permitted for the five year term of this conditional use permit, subsequent renewal requests to this conditional use permit shall be required to provide permanent restrooms and water services on the property.

## PUBLIC COMMENTS

Property Owners Notified	Number of Responses
52	0

Fifty-two notices were sent to surrounding property owners to the site. As of writing this report; staff has received no responses to the notices.

## COUNTY AGENCY COMMENTS

Staff reviewed the request and all outstanding comments have been resolved. In addition, the County's Environmental Analyst reviewed the request and stated that after confirming with CDPHE, there is no requirement for disposal of paintballs; therefore the applicant intent to use biodegradable balls on the property is sufficient to address environmental concerns.

The property is located in a floodplain, per section 2-02-07 of the County's Development Standards and Regulations, the applicant shall be required to obtain a floodplain use permit prior to operation.

## REFERRAL AGENCY COMMENTS

### **Responding with Concerns:**

Colorado Division of Wildlife (see Exhibit 4.5)

The Colorado Division of Wildlife reviewed the request and indicated shooting any wildlife with paintball guns is considered harassment of wildlife and is illegal. The letter also states the proposed operating months overlaps with nesting and breeding seasons for wild turkey and mule deer. The Division requested measures to protect turkeys or deer, especially fawns, should such animals be encountered on the property. The applicant has responded to these concerns stating that they will provide clear instructions to customers to not disturb any wildlife in the area. In addition, staff on duty will temporarily stop any game activity whenever such wildlife is found on the property.

Tri-County Health Department (see Exhibit 4.7)

Tri-County Health Department reviewed the request and expressed concerns that proposed wastewater facilities (port-o-lets) are not an acceptable permanent option. However, it is adequate for five year duration of the conditional use permit. Permanent water and restrooms would be required prior to applying for a renewal of the CUP.

Union Pacific Railroad (see Exhibit 4.8)

The UPRR also reviewed the request and expressed concerns with customers trespassing onto their adjacent railway lines. The UPRR is requesting the applicant to install a barrier or fence with no trespassing signs on the property abutting the railway lines. The

applicant has agreed to construct such a fence with no trespassing signage 100 feet from the southern property line. The applicant also states there will be staff present on the site during operational hours to prevent access to the rail road property.

**Responding without Concerns:**

Bennett Fire Protection District (see Exhibit 4.2)  
CDOT (see Exhibit 4.4)  
CDPHE (see Exhibit 4.3)  
IREA (see Exhibit 4.6)  
Xcel Energy (see Exhibit 4.9)

**Notified but not Responding / Considered a Favorable Response:**

Bennett School District 29J  
Bennett Park and Recreation  
Century Link  
Comcast  
Metro Wastewater Reclamation  
Town of Bennett  
Urban Drainage and Flood Control



Community & Economic Development Department

4430 South Adams County Parkway,  
1st Floor, Suite W2000  
Brighton, CO 80601-8205  
PHONE 720.523.6800 FAX 720.523.6998

**MEMORANDUM**

To: Board of County Commissioners

From: Christopher C. LaRue, Senior Planner

Subject: RCU2016-00005, Kiowa Creek Paintball

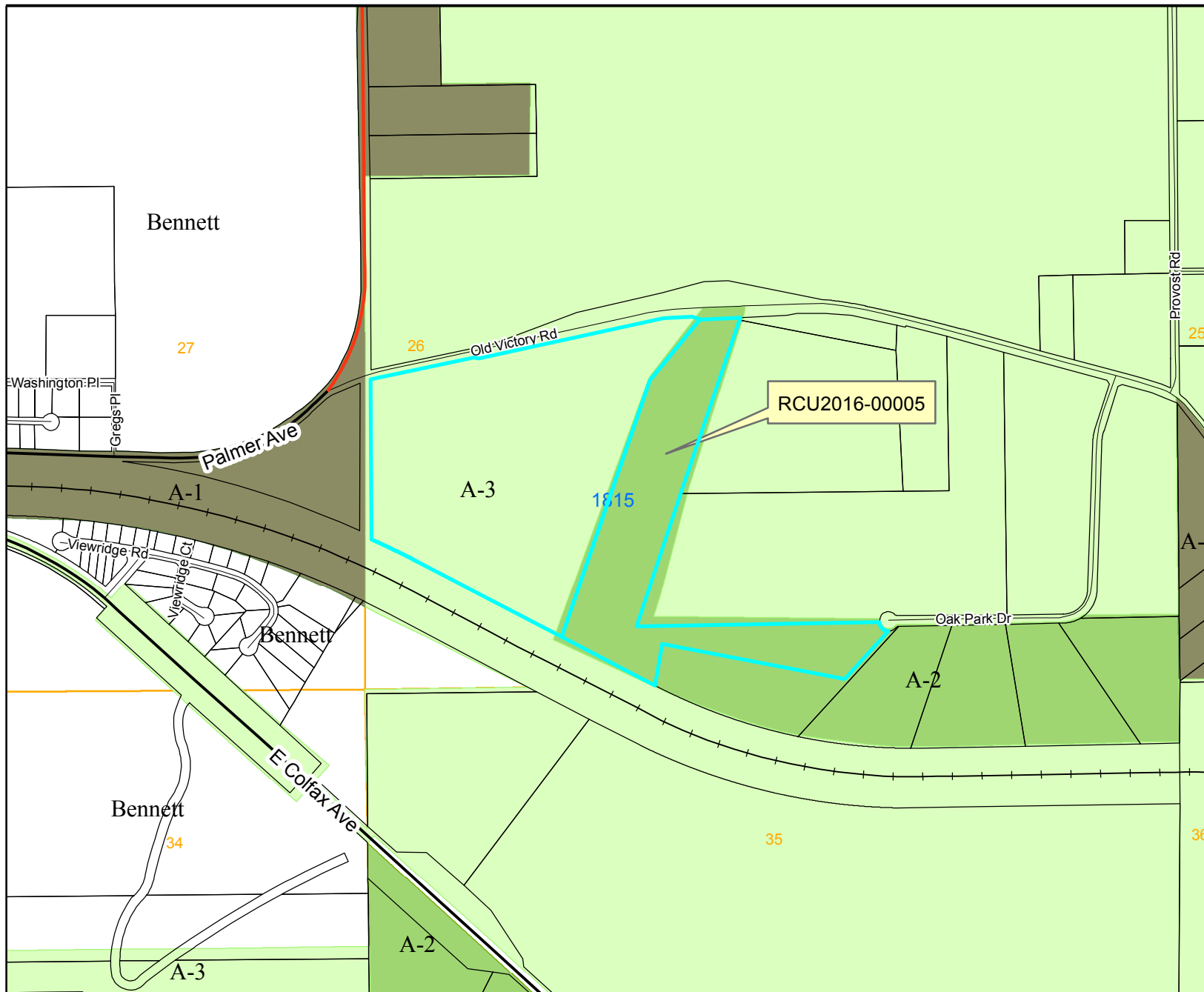
Date: September 19, 2017

**ALTERNATIVE RECOMMENDED FINDINGS OF FACT**

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

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





# LEGEND

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

Kiowa Creek Paintball

RCU2016-00005



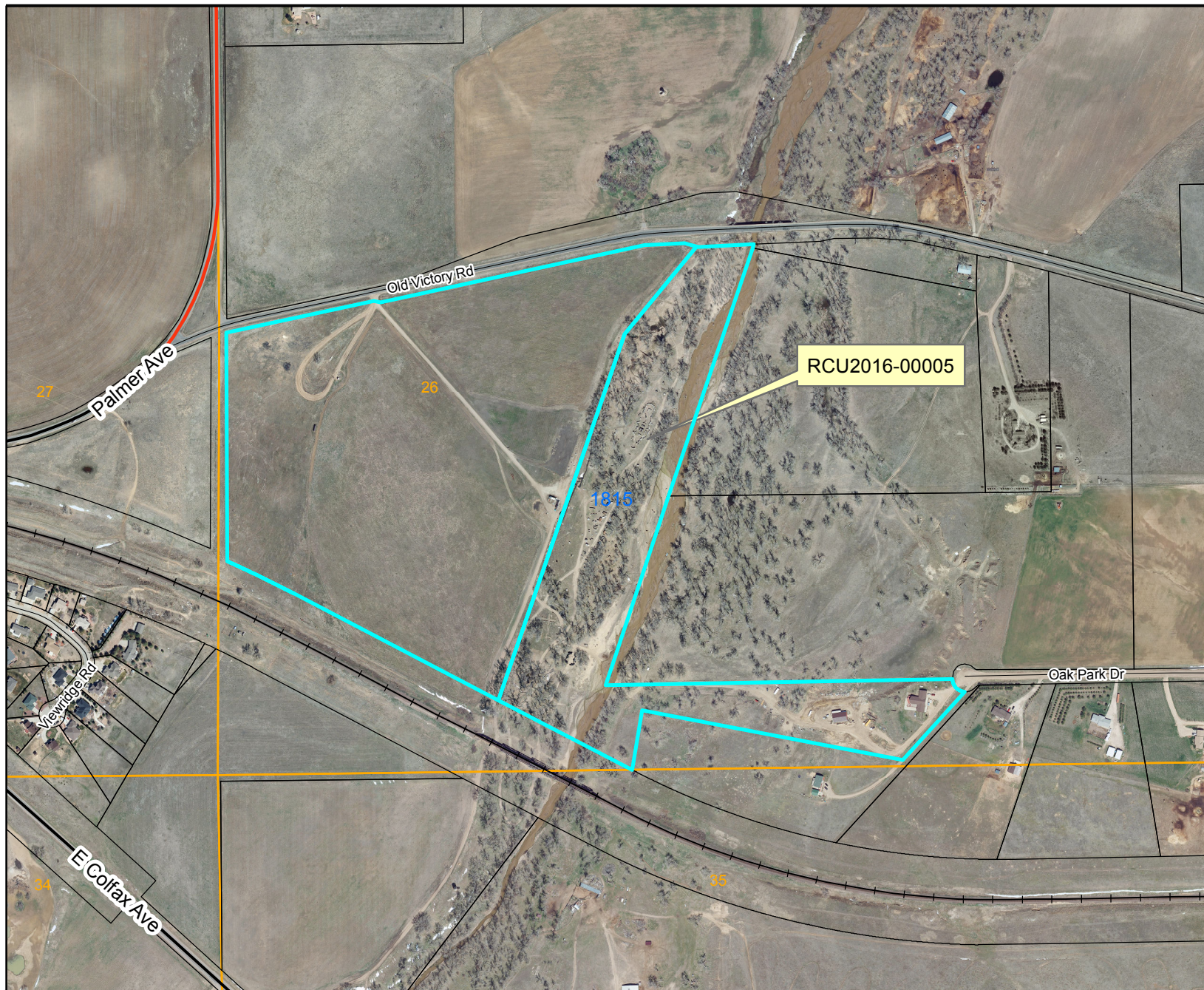
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ADAMS COUNTY  
COLORADO

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by the Adams County GIS  
group, which assumes no  
responsibility for its accuracy





# LEGEND

- ★ Special Zoning Conditions
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  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - P-U-D
  - P-U-D(P)
  - Airport Noise Overlay

Kiowa Creek Paintball

RCU2016-00005



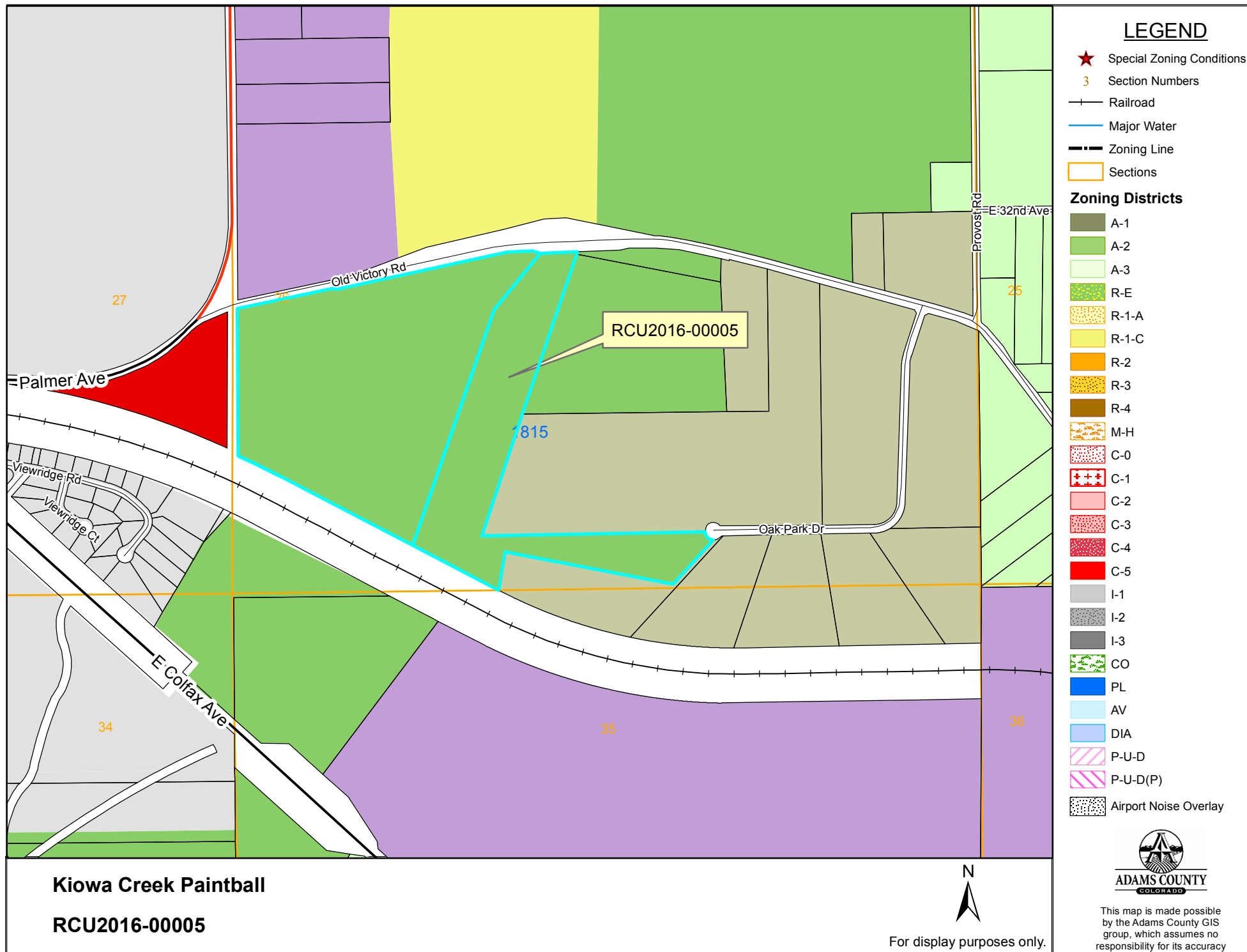
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ADAMS COUNTY  
COLORADO

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responsibility for its accuracy





## **Kiowa Creek Airsoft+Paintball Standard Operation Procedures**

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*(All events and normal operations have appropriate trash receptacle(s) and or trash roll off containers to accompany the participant count. This also goes for Porta Pottie bathrooms on site. For all large events, registrations must be in by a specific date, to properly order the correct size trash container as well as to get the appropriate amount of Porta Potties on site. Be advised that the majority of large scheduled full weekend events will have a Third Party company. We require these companies to reserve trash and bathrooms for a full 2 day event per contractual agreement)*

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### **Weekend Sat/Sun Operation**

*Avg Participant: 40-80*

**8:30am:** We get insurance waivers ready. Place Chronographs at target range. Open the office. We then check the field for debris, and safety hazards. Set up trash cans and clean up trash around the parking lot.

**9:00am:** Office is officially open. Participants are now allowed to purchase entry to use the property. Participants receive an armband that is required to be worn to show they can access to the recreation area. Participants may receive water upon request. An employee places necessary props onto the field for the scenarios.

**9:30am:** Perform the safety brief. Here we go over the expectations that participants are required to follow while on the premises. Failure to follow these rule can result in being escorted off the property, banned, or police action. We then require participants to go to the chrono station to make sure their equipment follows our regulations. They will then receive a indicator that their equipment is up to code and be allowed to use the property.

**9:45am-12:30pm:** An Employee will describe the rules of each scenario that participants will take part in. The employee will then escort participants to enter the recreational area to play each scenario. Multiple scenarios will take place throughout the day. Scenario times range from 15 minutes to 1 hour. Participants may exit the scenario at any time. After each scenario there is a 15 minute break to allow participants to prepare for the next scenario.

**12:30pm:** Perform the safety brief. Here we go over the expectations that participants are required to follow while on the premises. Failure to follow these rule can result in being escorted off the property, banned, or police action.

**12:45pm-5:00pm:** An Employee will describe the rules of each scenario that participants will take part in. The employee will then escort participants to enter the recreational area to play each scenario. Multiple scenarios will take place throughout the day. Scenario times range from 15 minutes to 1 hour. Participants may exit the scenario at any time. After each scenario there is a 15 minute break to allow participants to prepare for the next scenario.

**5:00pm:** We are officially closed. Participants are required to exit the recreational area, gather their equipment, throw away their trash, and exit the property. Employees clean up the parking lot, gather trash cans. Dump trash into dumpster for pick-up. We then close up the Office, Place props into storage, walk the field for safety hazards, and lock up the facility.

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### Large event layouts Friday/Sat/Sun

-Avg Participants for large event: 125-250

**Thursday:** Trash roll off and Porta potties arrive.

**Friday:** Third party Paintball/Airsoft production company arrives on site and set up logistics and operations: they will set up the recreation area with various equipment and capture flags.

**Saturday:**

**8:00am:** We get insurance waivers ready. Place Chronographs at target range. Open the office. We then check the field for debris, and safety hazards. Set up trash cans and clean up trash around the parking lot.

**8:30am:** Office is officially open. Participants are now allowed to purchase entry to use the property. Participants receive an armband that is required to be worn to show they can access the recreation area. Participants may receive water upon request. The Third Party places their necessary equipment onto the field for the scenarios.

**9:00am:** Perform the safety brief. We go over the expectations that participants are required to follow while on the premises. Failure to follow these rules can result in being escorted off the property, banned, or police action. The Third Party will then describe the rules of the scenario that participants will take part in.

**9:30am:** The Third Party will then escort participants into the recreational area to. We then require participants to go to the chrono station to make sure their equipment follows our regulations. They will then receive a indicator that their equipment is up to code and be allowed to use the property.

**10:00am-5:00pm:** Third Party begins the Scenario. Scenario times are usually longer than 2 hours. Participants may exit the scenario at any time.

**5:00pm:** We are officially closed. Participants are required to exit the recreational area, gather their equipment, throw away their trash, and exit the property. Employees clean up the parking lot, empty trash cans into the roll-off. We then close up the Office, walk the field for safety hazards, and lock up the facility. The Third Party is required to maintain and gather their own equipment.

## **Sunday:**

**8:00am:** We get insurance waivers ready. Place Chronographs at target range. Open the office. We then check the field for debris, and safety hazards. Set up trash cans and clean up trash around the parking lot.

**8:30am:** Office is officially open. Participants are now allowed to purchase entry to use the property if they have not already bought a ticket. New Participants receive an armband that is required to be worn to show they can access to the recreation area. Participants may receive water upon request. The Third Party places their necessary equipment onto the field for the scenarios.

**9:00am:** We perform the safety brief. We go over the expectations that participants are required to follow while on the premises. Failure to follow these rules can result in being escorted off the property, banned, or police action. The Third Party will then describe the rules of the scenario that participants will take part in.

**9:30am:** The Third Party will then escort participants into the recreational area. We then require participants to go to the chrono station to make sure their equipment follows our regulations. They will then receive a indicator that their equipment is up to code and be allowed to use the property.

**10:00am-2:00pm:** Third Party begins the Scenario. Scenario times are usually longer than 2 hours. Participants may exit the scenario at any time.

**2:00pm:** We are officially closed. The Third Party is required to remove all equipment and make sure the recreational area is clean and free of trash. Participants are required to exit the recreational area, gather their equipment, throw away their trash, and exit the property. Employees clean up the parking lot, empty trash cans into the roll-off. We then close up the Office, walk the field for safety hazards, and lock up the facility.



4910 Old Victory Rd.  
Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

Exhibit 3.1 (a)

4th June, 2017

**Christopher LaRue**

Senior Planner, Adams County  
4430 South Adams County Parkway.  
1st Floor, Suite W2000  
Brighton, CO 80601-8204

**RE: RCU2016-00005 / Kiowa Creek Airsoft CUP**  
**ATTN:: Tri-County Health Department; Micheal Weakley**

Mr. LaRue,

Regarding the concerns of TCHD we have come up with a plan that we can implement in time. We recieved and email from Mike Weakley stating:

-Hi Travis,

I'll give you some more background. We are fine with smaller businesses using portable toilets when they have a small amount of customers/staff or are infrequently operated. As the business expands we want to the business owner to identify a time at which they plan on upgrading their infrastructure from portable toilets/bottled water to a privy on an OWTS and possibly a well. The goal is to not have large business with a large amount of customers and employees operating on portable toilets and bottled water only.

With that said we provided comments through the County planning process that we want them to just come up with a simple plan that identifies a time at which their business will look at installing water and/or wastewater infrastructure based on number of employees and attendees. You may want to advise them to talk with a designer to do some commercial flow projections for the business. In terms of the location of the OWTS, it doesn't matter at this point in the process.

Hope that helps. Let me know if you have any more questions.

-Mike

We plan on implementing a toilet system when the business generates 80+ participants every day of operation, has over 6 employees, and can afford to make the investment. This will take some time and could take upwards of 5 years to achieve. When we meet those requirements we plan on implementing a water well and a septic tank system down near the parking lot to accommodate the Tri-County Health Departments concerns.

Thank you,

**Ross Kortgardner**

Manager

**Sean Galloway**

Manager



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

12th December, 2016

**Christopher LaRue**

Senior Planner, Adams County  
4430 South Adams County Parkway.  
1st Floor, Suite W2000  
Brighton, CO 80601-8204

**RE: RCU2016-00005 / Kiowa Creek Airsoft CUP**

**ATTN: Union Pacific Railroad; Patrick McGill**

**RE: Rail Safety/trespassing Fencing**

We are proposing a new Kiowa Creek PB field boundary, 100ft north of the UP RxR track and bridge. This new field boundary (shown in as yellow line in the picture) will have a fence separating our operational boundary to the UP bridge. This fence will include "No Trespassing" signs to keep out any of our participants from entering the UP area. As well during our operation we have staff in the area to mitigate the area and during our operational safety briefing we will announce our rules of play and boundaries of our facility. If participants break our rules and enter and/or cross the area they will be reprimanded.

- Fence will be installed 100ft to the north of the railroad.**
- No Trespassing signs will be installed on the fence**
- Boundaries will be stated during daily safety briefing**
- Participants who fail to follow rules will be reprimanded**

Thank you for reviewing this letter if you have any questions or concerns please don't hesitate to contact us.

Thank you,

**Ross Kortgardner**

Manager

**Sean Galloway**

Manager





49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

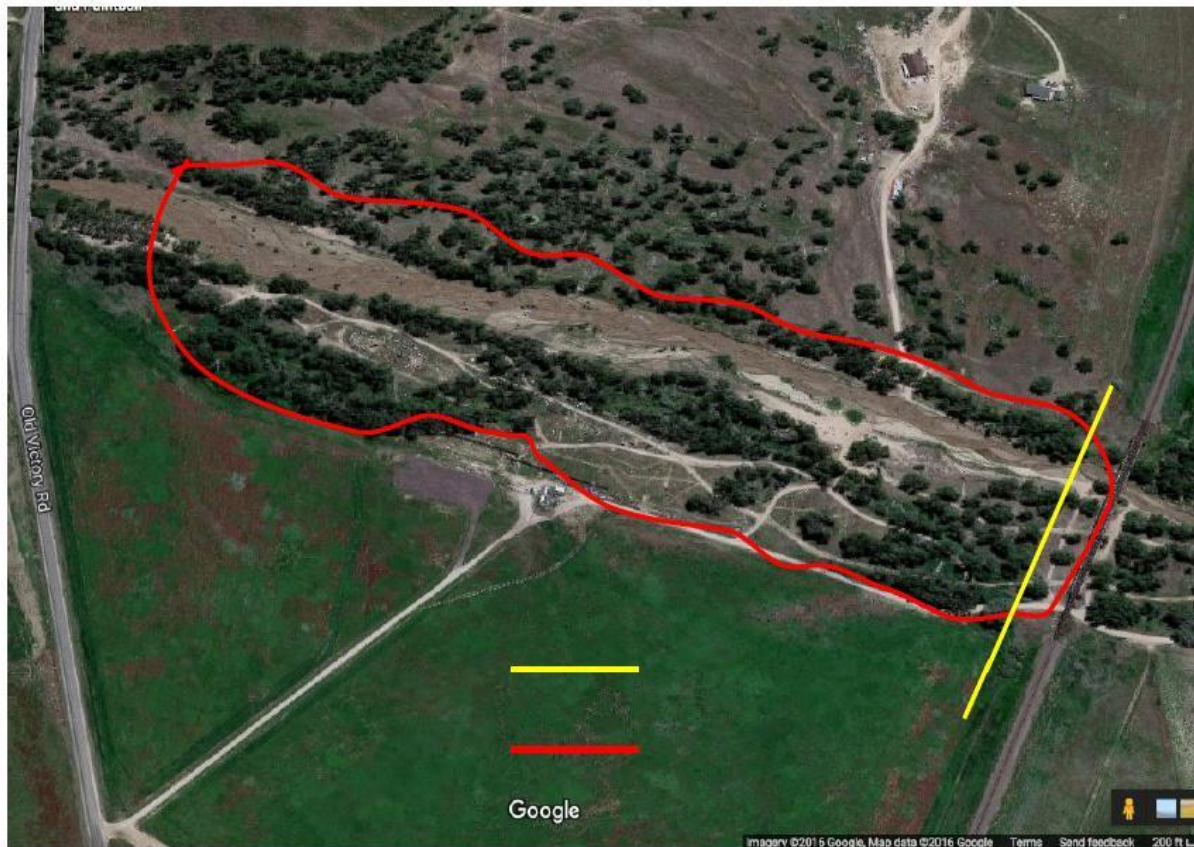
Kevin Mitchell (720-281-4017)

**RE: RCU2016-00005 / Kiowa Creek Airsoft CUP**

**ATTN: Union Pacific Railroad; Patrick McGill**

**RE: Rail Safety/trespassing Fencing**

This is the proposed boundary to protect the railroad.





49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

**Christopher LaRue**

Senior Planner, Adams County  
4430 South Adams County Parkway.  
1st Floor, Suite W2000  
Brighton, CO 80601-8204

**RE: RCU2016-00005 / Kiowa Creek Airsoft CUP**  
**ATTN: Colorado Department of Wildlife; Joe Pedia**

We contacted Joe Pedia with CPW. Letter from March 2012 statements still stands with concerns and issues.

We address them verbally with Joe and the following we are going to instate at the facility.

During our safety briefing (daily) we will explain that there is wildlife in the area. Any shooting of any kind to any wildlife will face ejection and banning from the facility.

If a deer (fawn) is found from staff and or a participant we must report it immediately to a staff member, so we can make the proper movement on the field to a different area and or cease fire. This will also be explained in our safety meetings, which is required every day we use the field per our insurance policy.

Joe has stated that he accepts those terms in which we have set.

Thank you for reviewing this letter if you have any questions or concerns please don't hesitate to contact us.

Thank you,

**Ross Kortgardner**

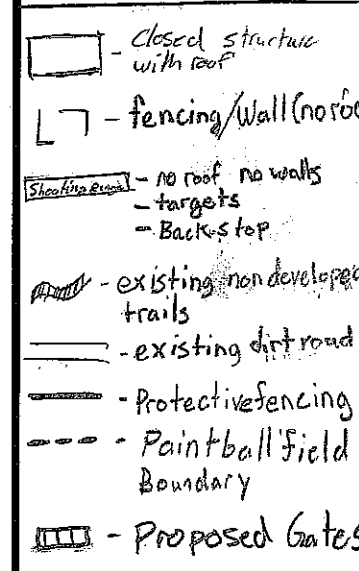
Manager

**Sean Galloway**

Manager

12th December, 2016

- 100% Buildings are  $< 200$  sq ft
- 80% of Buildings have no roofs
- Buildings with roofs  $< 120$  sq ft



○ DENOTES - SET NO.5 REBAR  
W/ 1 1/2" ALUM. CAP  
L.S. 23519

Book 1 2/2  
Page 672

SHEET: 2 OF 2

<p>CHARLES H. RUSSELL PROFESSIONAL LAND SURVEYOR</p>	
<p>(303) 467-2204</p>	
DATE	REVISIONS
	BY
<p>BOUNDARY SURVEY</p>	
<p>FOR KEVIN MITCHELL &amp; WAYNE MITCHELL</p>	
<p>LOCATED IN</p>	
<p>SECTION 26, T3S, R63W</p>	
DATE: 11-21-93	FIELD BK:
JOB NO: 93012	DWG. BY: MF
DWG. FILE:	CHK. BY: CHR

Ref P-672 2/2



10th March, 2017

**Christopher LaRue**

Senior Planner, Adams County  
4430 South Adams County Parkway.  
1st Floor, Suite W2000  
Brighton, CO 80601-8204

**RE: RCU2016-00005 / Kiowa Creek Airsoft CUP**

**PNL1;** You will need to provide a response from the Adams County and Building and Safety Division to determine whether or not the existing/proposed structures will meet building code for a commercial use

- The Current Buildings office, tool shed, and storage building are all under 120 sqft.**
- The response from Kris Malina from Adams County Building and Safety Division was that we are not required to get a building permit for these structures**
- Because the Canopies we proposed exceeded 120sqft we would be required to get a building permit for these structures.**



**PLN3;** You depict the fifteen feet by 30 feet propose shelters. Please check with the Building Safety Division to determine any requirements they might impose for this commercial use.

**-After discussing the proposed Canopies with Adams County Building Safety division we were required to get a building permit for these Canopies because they exceed 120 sqft.**

**-If we are allowed to use canopies under 120sqft without the need for a permit we may want to use those.**

**Below: can be ordered on Amazon.com**

- 10 by 27 Universal Canopy 10-leg design
- 1-3/8-Inch White Powder Coated Steel Frame
- Fitted White Drawstring cover-patented design
- UV Inhibitors; Fire Retardant; Water Resistant





**PLN4;** Provide more information about the special events. You indicate there could be up to 250 participants.

**-The average amount of players we have on the property at one time is less than 60.**

**-We only get these crowds for large events which only happen maybe 2 times a year.**

**-These events have the same operating procedures that we use on our regular weekly events. Only on a larger scale. (see file; Kiowa Creek SOP)**

**PLN5;** You indicate during special events camping can occur on site. This is this first time that has been brought to our attention. Please provide more details about this use. Campgrounds of this nature are considered Commercial Uses and require a Conditional Use Permit in the A-3 and A-2 Zone Districts. You would need to apply for a second CUP for this use.

**-We have only allowed camping once on the property.**

**-We do not intend to create a permanent campground.**

**-Many players come from across the country to participate in our larger events. There are no amenities in the town of Bennett that can accommodate this influx of people.**

**-From now on we will no longer allow camping on the property. Participants will have to find other accommodations.**



**PLN6;** Commercial campgrounds shall comply with Section 4-09-02-06 Commercial Campgrounds of the Development Standards. Please review this section and go over each requirement on a point-by-point basis.

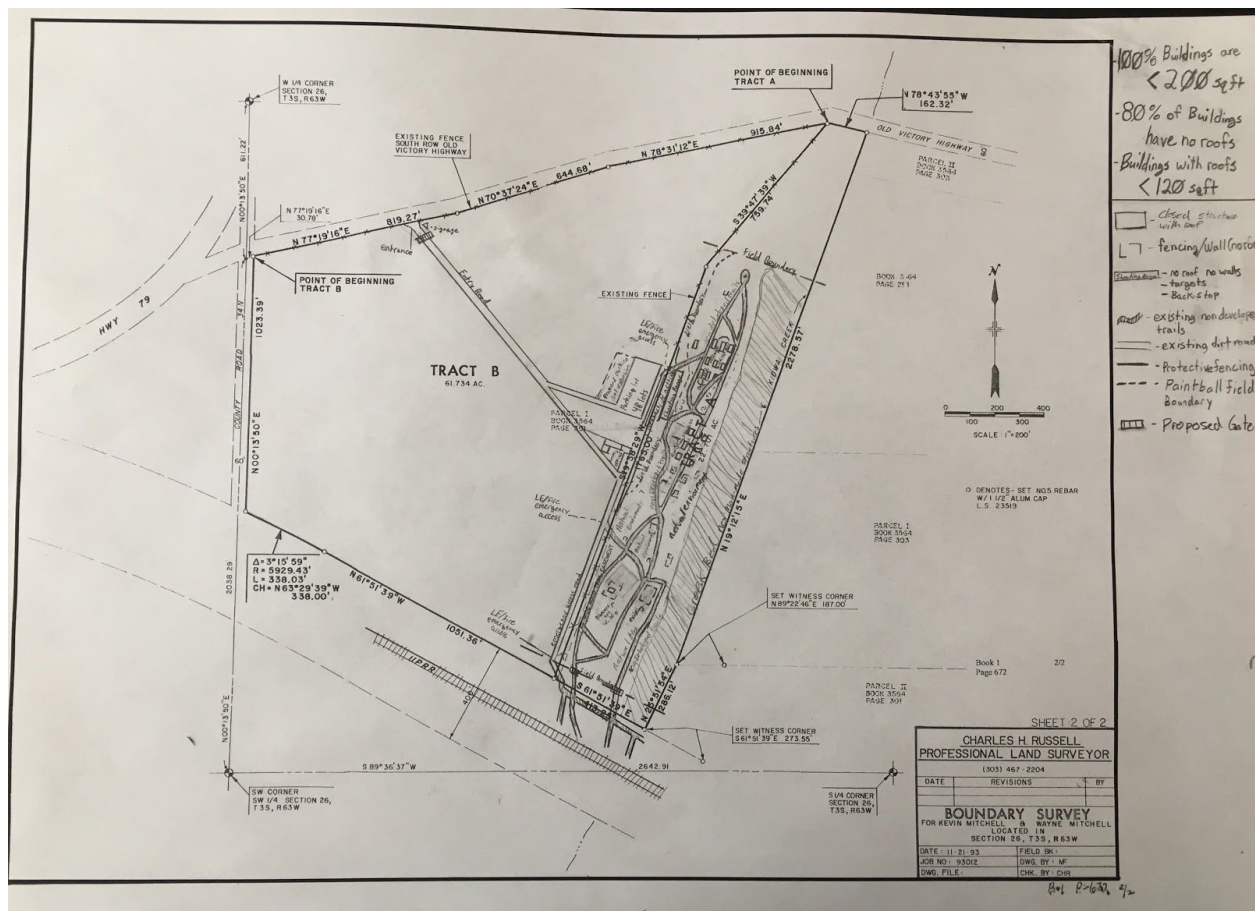
- We have only allowed camping once on the property.**
- We do not intend to create a permanent campground.**
- Many players come from across the country to participate in our larger events. There are no amenities in the town of Bennett that can accommodate this influx of people.**
- From now on we will no longer allow camping on the property. Participants will have to find other accommodations.**

**PLN7;** Please further address parking. You need to provide a designated parking area with paved parking for the largest planned event

- Current parking lot is currently holds 50 parking spots on a level 6 recycled crushed asphalt road base. We are planning on doubling the size, using the same level 6 crushed asphalt as a base. Currently our parking lot has a better base than most other fields in Colorado. Field pictures below in order All have dirt parking lots.**
- Keep in mind these locations can have on average over 200 participants per week. We only have on average 60 participants. American Paintball Coliseum is only 3 miles from your county building (ADAMS COUNTY), GoAirHeads (WELD COUNTY), Dynamic Paintball (ARAPAHOE COUNTY), Flat Acre Farms (DOUGLAS COUNTY), Paintball Adventures (DOUGLAS COUNTY), and Blitz Paintball(WELD COUNTY).**
- Our parking lot is significantly larger than most other operations in the state, and we plan on doubling the overall size of the parking lot.**
- If we have to pave the parking lot it will put us out of business. The amount of participants we accumulate every weekend does NOT justify the investment for a paved parking lot at our facility.**



**-Upon meeting with Mr. LaRue in January 2017. We were requested to update the site plan which was then emailed to Mr. LaRue. This site plan laying out our ideas and goals for the facility in the manner he requested. (See below or file; KiowaCreek Site Plan 3.17)**







4910 Old Victory Rd.  
Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

**PLN9;** You did not provide a response to ENV 3 on the original comments regarding a resource review. This is required if an acre or more of land is disturbed.

-ENV3; A portion of this location is within the 100-year floodplain and the County's Natural Resource Conservation Overlay (NRCO). Per Section 3-38-03-02 of the Adams County Development Standards and Regulations, "A site-specific Resources Review to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land." The design requirements and performance standards for the NRCO can be found in Section 4-11-02. The methodology for the Resource Review can be found in Section 4-11-02-03-04

**- After discussing our intentions for the use of the field with Jen Rutter, She concluded that a did not need to perform a resource review.**

**PLN10;** Please update us to whether or not operations are actively occurring. The business should not be operating without a permit.

**- Currently the business has been closed Since Sept 1st, 2016 per Adams county DA's Office request. All business operations have ceased until we are compliant with all of Adams County Regulations.**

**PLN11;** You have not provided any type of landscaping/screening plan. You indicated the project would be visible from Old Victory Road. Please provide this plan.

**-The field is ¼ mile from Old Victory and is barely visible. The rest of the field is screened by thick vegetation and cottonwood trees.**



**PLN2;** Connex storage containers are not permitted. Per Section 4-02-02-07: • Portable, movable, or temporary metal, wood and plastic storage containers greater than one hundred twenty (120) square feet for the purpose of outside storage, are not allowed. Any storage container less than one hundred twenty (120) square feet in size is allowed, but shall not exceed ten (10) days on any one property.

**-Due to recent activity over the last year that includes, arson, robbery, trespassing, and vandalization we feel in order to keep our property safe we need a secure facility. We feel that storage containers/offices are the best way to secure our property.**

**-A container will look professional and cleaner to what we currently have**

**-Across the country including Colorado, the standard paintball/airsoft facilities use these shipping containers as secure offices to protect their business and property. In Colorado these fields include American Paintball Coliseum (ADAMS COUNTY), GoAirHeads (WELD COUNTY), Dynamic Paintball (ARAPAHOE COUNTY), Flat Acre Farms (DOUGLAS COUNTY), and Blitz Paintball(WELD COUNTY).**

**-Keep in mind this reflects a double standard regarding American Paintball Coliseum, which is located no more than 3 miles away from the Adams County government building located at:**

**4430 South Adams County Parkway.**

**1st Floor, Suite W2000**

**Brighton, CO 80601-8204**



ENG1; FIRM Panel, 08001C0718H; A portion of the site is in a special flood hazard area, any new structures or development within this area will require a floodplain use permit.

**-Kevin Mitchell has filed a floodplain use permit 3-4 years ago. Check the records to verify if it is still valid.**

**-If a floodplain use permit is still required we will file one promptly.**

ENG2; The site is not in a MS4 Permit area, erosion and sediment control BMPs are expected.

-See ENG3

ENG3. The applicant is proposing to install over 3,000 square feet of impervious surface, a drainage report and drainage plans in accordance with the Adams County Development Standards and Regulations, are required to be submitted to Development Engineering for review and approval.

-The Parking lot is made using class 6 recycled asphalt road base and is a permeable surface.

ENG4. Old Victory Road is classified as a collector street and it is also located within unincorporated Adams County. CDOT does not require a traffic study because Old Victory Road belongs to Adams County. Applicant is required to complete a traffic generation analysis to determine if in fact a traffic study is required. The traffic generation analysis shall be completed by a registered professional engineer with the state of Colorado. A traffic study is required if the new development will generate over 20 vehicles per day.

-A traffic study waiver request was filed with Aldridge Transportation Consultants, LLC. (see attached file)

ENG5. Applicant must use the existing access. The existing access may be modified to accommodate additional traffic and to enhance safety.

**-We plan on using the existing access point.**

Community & Economic  
Development Department  
www.adcogov.org



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1st Floor, Suite W2000  
Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

### Development Review Team Comments:

**Date:** 2/11/16

**Project Number:** RCU2016-00005 Project

**Name:** Kiowa Creek Airsoft CUP

Thank you for your recent development application for the Kiowa Creek Airsoft CUP (RCU2016-00005) project. Per Section 2-01-05, Adams County staff referred your applications to internal and external agencies for review. The allotted time for the agencies comments expired on Wednesday, *February 10, 2016*.

Please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

The following review comments and information from the Development Review Team is based on the submitted documents only.

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Christopher C. LaRue

**Date:** 2/11/16

**Email:** [clarue@adcogov.org](mailto:clarue@adcogov.org) / 720-523-6858

- PLN1. Request a Conditional Use Permit for an outdoor commercial recreation use (paintball facility) in the A-2 & A-3 zone districts.
- PLN2. Per Section 11-02-372 of the Adams County Development Standards and Regulations, outdoor commercial recreation facilities include outdoor commercial amusement facilities; music arenas; theme parks; amusement parks; go-cart establishments; miniature golf establishments; ice and roller skating rinks; water slides; batting cages; archery ranges; pistol and shooting ranges; and drive-in theaters.
- PLN3. Per Section 2-02-08 and 4-15-07, the Board of County Commissioners (BOCC) is the final decision authority to review and approve/deny Conditional Use Permits. Also, Per Section 2-02-08-05 CUPs are reviewed by the Planning Commission (PC) and BoCC.
- PLN4. The property is located in the A-2 & A-3 zoning district. Per Section 3-09-01 the purpose of the Agricultural-2 District is to provide a district for rural subdivisions of at

least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals

Per Section 3-10-01 the purpose of the Agricultural-3 District is 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.

PLN5. The property is located in the Parks and Open Space and Estate Residential (0181500000380) future land uses. The primary uses in the Parks and Open Space category are public parks, trails and open space. In most cases, land uses in this category will be open to the public. Development is limited to recreational facilities and maintenance and other facilities that serve the site. The primary objectives of these areas are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas.

Estate Residential areas are designated for single family housing at a lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Under certain circumstances, net densities for Estate Residential areas may be as low as one unit per acre, provided that development is clustered so as to preserve a significant amount of open space or agricultural land.

PLN6. Outdoor commercial recreation uses shall comply with Section 4-09-02-17-01. Please describe how you meet these requirements.

PLN7. Your explanation and site plan are insufficient. Please provide greater details about the business and its functions. All of the operational information should be included from when a client arrives to the facility to when they leave. Do you have a business plan that could be shared? If not, it is advisable you create one that more fully explains how your business functions and operates. You mention special events, but you do not detail what these are and how they function. Below are questions you need to provide answers to:

- a. Tell us the anticipated number of employees on site.
- b. Is there a central access/gate to the facility? How is money exchanged?
- c. Are any buildings proposed for the operation? None are shown on the plan.
- d. How do people find out about the business?
- e. Please provide more information about the paintball course itself. How will it be set up? How do people participate? Can multiple groups participate at the same time on different areas?
- f. Is there a waiting period for people to get onto the course if it is being used? What do people do while they are waiting for the course to clear? Is there shelter? How long do events last on the course?
- g. Describe how the business operates. How do people participate?
- h. Will there be a cap on the number of people allowed on the property at one time? How many people can participate at one time on the course?
- i. Parking areas are required to be paved. Please justify the number of parking spaces you have planned. You state you anticipate approximately 50 participants a

day or approximately 200 participants over a weekend. Can you explain how you arrived at these projections? The number of parking spaces you show would not seem to be sufficient.

- j. Have you operated a paintball type business in the past? What experience do you have operating and running a business like this? Do you have any special training for running a business like this?
- k. What types of safety and emergency protocols do you have in place should there be an accident? What are your emergency contingencies? What happens if a storm event occurs?
- l. Please tell us how you intend to meet the landscaping requirements from the development standards and regulations found in Section 4-16.
- m. Will the operation be seen from any public right-of-way? How do you intend to screen the use?
- n. Provide more information about safety and mitigation measures. Could the paintballs leave the site and impact any public right-of-way or neighboring property?
- o. What would be the possible impacts to neighboring property owners and how would you mitigate any concerns? What are the noise impacts? Are lights planned to be installed? You stated the hours for operation would be from sunrise to 10pm.
- p. How far do the paint balls travel? What measures will you take to ensure paint balls do not leave your property? What direction will shooting take place in relation to the property boundaries?
- q. You stated everyone must wear safety gear. Do they bring their own gear? Are you planning on renting gear or selling paintballs? If so, how would this be organized and where would it take place?
- r. Would you ever plan any special events for the paintball facility? If so, what kind of events would you anticipate and how many attendees? You need to provide enough parking and be able to provide for a large amount of people if necessary.
- s. Are you planning any type of special signage to advertise your business? If so, please describe what that would consist of.
- t. You state you would be using theatrical props for the course. What would those consist of and how would they look? Where are they stored? Provide pictures or diagrams.
- u. You state there would be protective netting to protect cars in the parking lot. What would this netting consist of and how would it look? How tall would it be? Is the netting specially designed for paintball applications?
- v. Provide written proof from the Division of Wildlife their concerns have been addressed. You provided a letter from them dated March 16, 2012.
- w. A much more detailed site plan should be prepared that graphically depicts your proposal.
- x. You provided a certificate of liability. Please provide greater detail on what this covers and how it functions.

PLN8. Some of the information you submitted is over five years old. Please provide updated information.

PLN9. A large part of the property lies within the Natural Resources Conservation Overlay (NRCO) per Section 3-38. The purpose of the Natural Resources Conservation Overlay is to (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life for County residents. Please see comment ENV 3 below.

**Commenting Division: Development Services, Environmental Analyst:**

**Name of Review:** Jen Rutter

**Date:** 1/28/16

**Email:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

ENV1. After confirming with CDPHE, there is no requirement for disposal of paintballs, so the fact that they are biodegradable is sufficient.

ENV2. The applicant should ensure that the site is free from trash on a regular basis.

ENV3. A portion of this location is within the 100-year floodplain and the County's Natural Resource Conservation Overlay (NRCO). Per Section 3-38-03-02 of the Adams County Development Standards and Regulations, "A site-specific Resources Review to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land." The design requirements and performance standards for the NRCO can be found in Section 4-11-02. The methodology for the Resource Review can be found in Section 4-11-02-03-04.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Date:** 1/22/16

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

ENG1. FIRM Panel, 08001C0718H; A portion of the site is in a special flood hazard area, any new structures or development within this area will require a floodplain use permit.

ENG2. A portion of the site is in a Natural Resource Conservation Overlay District, any new development within the NRCO will require a Resource Review per Chapter 4, Section 4-11-02 of the Development Review Manual.

ENG3. The site is not in a MS4 Permit area, erosion and sediment control BMPs are expected.

ENG4. If applicant installs over 3,000 square feet of impervious surface, a drainage report and drainage plans are required.

ENG5. One access point is allowed onto Old Victory Road.

ENG6. If development generates over 20 vehicles per day, a traffic impact study is required. You are required to complete and submit a traffic study for review.

**Commenting Division: Development Services, Right-Of-Way**

**Name of Review:** Bob Kovacs

**Date:** 2/8/16

**Email:** [rkovacs@adcogov.org](mailto:rkovacs@adcogov.org)

ROW 1. No right-of-way concerns.

**Commenting Division: Development Services Building and Safety**

**Name of Review:** Justin Blair

**Date:** 1/19/16

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)

BSD1. No comments.

**Commenting Division: Parks and Open Space**

**Name of Review:** Aaron Clark

**Date:** 1/22/16

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

PRK 1. Please contact parks to discuss the Parks Master Plan and determine any impacts this business may cause.

**External Referral Comments received (Letters attached)**

Provide responses and approvals if necessary from the following agencies:

- Tri-County Health
- Union Pacific Railroad
- IREA
- Bennett Fire Protection District
- CDPHE
- CDOT

The determination of staff is that your application does not address the requirements of the County's development standards and regulations. There are outstanding issues to cause the delay of this case. Your case will not be scheduled for public hearings at this time. Please provide the requested information as soon as possible to avoid further delay. Once you provide a complete re-submittal package staff has 14 days to provide additional review comments if necessary.



Community & Economic  
Development Department  
www.adcogov.org



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Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

### Development Review Team Comments:

**Date:** 3/9/17

**Project Number:** RCU2016-00005

**Project Name:** Kiowa Creek Paintball

Thank you for your recent development application. Per Section 2-01-05, Adams County staff referred your applications to internal and external agencies for review. The allotted time for the agencies comments expired. I am writing you to provide a summary of the comments we have received for your applications. Once you have reviewed the comments, I can organize a meeting with any Adams County staff members that may be necessary to assist you in reevaluating your project if necessary.

Please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Christopher C. LaRue

**Date:** 3/9/17

**Email:** [clarue@adcogov.org](mailto:clarue@adcogov.org) / 720-523-6858

- PLN1. You will need to provide a response from the Adams County Building and Safety Division to determine whether or not the existing/proposed structures will meet building code for a commercial use.
- PLN2. Connex storage containers are not permitted. Per Section 4-02-02-07:
  - Portable, movable, or temporary metal, wood and plastic storage containers greater than one hundred twenty (120) square feet for the purpose of outside storage, are not allowed. Any storage container less than one hundred twenty (120) square feet in size is allowed, but shall not exceed ten (10) days on any one property.
- PLN3. You depict the fifteen feet by 30 feet propose shelters. Please check with the Building Safety Division to determine any requirements they might impose for this commercial use.
- PLN4. Provide more information about the special events. You indicate there could be up to 250 participants.
- PLN5. You indicate during special events camping can occur on site. This is this first time that has been brought to our attention. Please provide more details about this use. Campgrounds of this nature are considered Commercial Uses and require a Conditional Use Permit in the A-3 and A-2 Zone Districts. You would need to apply for a second CUP for this use.
- PLN6. Commercial campgrounds shall comply with Section 4-09-02-06 Commercial Campgrounds of the Development Standards. Please review this section and go over each requirement on a point-by-point basis.

- PLN7. Please further address parking. You need to provide a designated parking area with paved parking for the largest planned event.
- PLN8. Please provide a consolidated site plan all on in one document. It is difficult to see the extent of the proposal when the plan is on multiple air photo pictures. It is suggested you provide a survey or improvement location certificate.
- PLN9. You did not provide a response to ENV 3 on the original comments regarding a resource review. This is required if an acre or more of land is disturbed.
- PLN10. Please update us to whether or not operations are actively occurring. The business should not be operating without a permit.
- PLN11. You have not provided any type of landscaping/screening plan. You indicated the project would be visible from Old Victory Road. Please provide this plan.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Date:** 3/9/17

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

- ENG1. FIRM Panel, 08001C0718H; A portion of the site is in a special flood hazard area, any new structures or development within this area will require a floodplain use permit.
- ENG2. The site is not in a MS4 Permit area, erosion and sediment control BMPs are expected.
- ENG3. The applicant is proposing to install over 3,000 square feet of impervious surface, a drainage report and drainage plans in accordance with the Adams County Development Standards and Regulations, are required to be submitted to Development Engineering for review and approval.
- ENG4. Old Victory Road is classified as a collector street and it is also located within unincorporated Adams County. CDOT does not require a traffic study because Old Victory Road belongs to Adams County. Applicant is required to complete a traffic generation analysis to determine if in fact a traffic study is required. The traffic generation analysis shall be completed by a registered professional engineer with the state of Colorado. A traffic study is required if the new development will generate over 20 vehicles per day.
- ENG5. Applicant must use the existing access. The existing access may be modified to accommodate additional traffic and to enhance safety.

**External Referral Comments received (Letters attached)**

Those agencies not submitting comments are presumed to have no concerns.

- CDOT
- CDPHE
- IREA
- Tri-County Health
- Union Pacific Railroad
- Xcel Energy

Please contact me once you have evaluated the comments. Please provide responses and information based on the above comments before being able to go forward with public hearings. My direct telephone number is (720) 523-6858, and my e-mail address is [clarue@adcogov.org](mailto:clarue@adcogov.org).

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Chris LaRue](#)  
**Cc:** [Marilyn Cross](#)  
**Subject:** RCU2016-00005, Kiowa Creek Airsoft CUP  
**Date:** Thursday, February 16, 2017 10:51:25 AM

---

Chris,

We have reviewed the submittal named above regarding a CUP to allow an outdoor Paintball facility on property located at 49100 Old Victory Road. It appears that all of our previous comments have been addressed. For this reason, we have no further comments.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Kuster - CDPHE, Kent](#)  
**To:** [Chris LaRue](#)  
**Subject:** Referral RCU2016-00005  
**Date:** Tuesday, February 07, 2017 9:12:26 AM

---

February 7, 2017

Christopher C. LaRue, Senior Planner  
Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000  
Brighton, CO 80601-8204

Re: Case No. RCU2016-00005

Dear Mr. LaRue,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2016-00005. We do recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the [air](#) or [water](#), [dispose of hazardous waste](#) or engaging in certain regulated activities.

Please contact Kent Kuster at [303-692-3662](tel:303-692-3662) with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

[Kent Kuster](#)

[Environmental Protection Specialist](#)



Brooks Kaufman  
Lands and Rights of Way Director

February 15, 2017

Chris LaRue  
Adams County  
Department of Planning and Development  
4430 South Adams County Parkway  
Suite W2000A  
Brighton, Colorado 80601-8216

Re: KIOWA CREEK AIRSOFT CUP  
Case No.: RCU2016-00005

Dear Mr. LaRue:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject property. The Association advises to be aware of the danger of the existing overhead electric facilities to be maintained during events.

Sincerely,

A handwritten signature in black ink, appearing to read "BK", is written over a long, thin horizontal line that extends across the right side of the page.

Brooks Kaufman  
Lands and Rights-of-Way Director

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135  
Telephone (720)733-5493  
bkaufman@irea.coop

---

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February 22, 2017

Christopher C. LaRue  
Adams County Community and Economic Development  
4430 South Adams County Parkway  
Brighton, CO 80601-8216

RE: Kiowa Creek Airsoft Cup, #RCU2016-00005  
TCHD Case #4256

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on Kiowa Creek Airsoft Cup for the Conditional Use Permit to allow an outdoor commercial recreation use at 49100 Old Victory Road and 49230 Oak Park Drive. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations.

#### **Water and Wastewater**

TCHD provided a response dated February 9, 2016 to the previous Conditional Use Permit for this proposed paintball facility. In the response, TCHD stated the following:

*As stated in the application materials, the paintball facility will continue to be served by bottled water and portable toilets. The applicant stated that the proposed paintball course will expect approximately 50 participants per day and 200 participants over the weekend. Historically, TCHD has allowed the use of portable toilets and bottled water for land uses that are infrequent and of relatively short duration. Based on the description of the land use provided by the applicant, TCHD understands that the land use will generate a steady flow of people to the site on a daily basis. Given the proposed frequency and duration of the proposed land use, temporary wastewater facilities are not an acceptable option.*

*Permanent wastewater facilities provide a substantially higher level of sanitation and protection of public health than temporary facilities. TCHD recognizes that developing more permanent wastewater and water facility may take some time. TCHD is amenable to allowing the applicant to continue the use of portable toilets and bottled water under this CUP provided that a plan for permanent wastewater facilities be completed, approved by TCHD, and implemented prior to the expiration of the CUP and application for new CUP. The plan should provide detail as to how the applicant intends to provide permanent water and wastewater infrastructure to serve the property. TCHD encourages the applicant to contact TCHD to discuss options for what the infrastructure would consist of.*

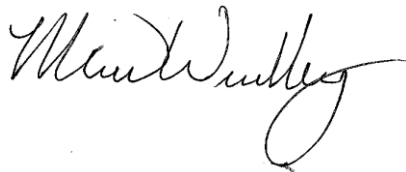
TCHD has not received the requested plan. As stated in the application materials, the 2017 projected number of participants will be an average of 30-50 per weekend with the

business operating 1-2 days per week. The applicant also anticipates three special events consisting of 100-200 participants for a weekend. TCHD is amenable to allowing the applicant to continue the use of portable toilets and bottled water under this CUP provided that a plan for permanent wastewater facilities be developed, approved by TCHD, and implemented prior to the expiration of the CUP and application for a new CUP. This plan shall describe at what participant level you would install permanent wastewater facilities and what permanent wastewater facilities will be provided.

Hand washing prevents the spread of disease. TCHD recommends that hand washing stations with soap and paper towels be placed near the portable toilets and maintained when facility is in use.

Please feel free to contact me at 720-200-1593 or [mweakley@tchd.org](mailto:mweakley@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley", with a stylized flourish at the end.

Michael Weakley  
Water Program Supervisor

CC: Sheila Lynch, Monte Deatrich, TCHD



**From:** [Anna C. Palmer](#)  
**To:** [Chris LaRue](#)  
**Subject:** Re: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)  
**Date:** Tuesday, February 07, 2017 10:08:04 AM  
**Attachments:** [image001.jpg](#)  
[RCU2016-00005 Kiowa Paintball 2017 Request for comments & applicant info.pdf](#)  
[2016-02-09 Adams County final ltr.pdf](#)

---

Thanks Mr. LaRue. UP's comments remain the same as the letter previously sent back in February, 2016. Let me know if you have any questions.

Sincerely yours,

Anna C. Palmer  
Advanced Certified Paralegal  
Union Pacific Railroad Company  
1400 Douglas STOP 1580  
Omaha, NE 68179  
Phone: 402-544-0425  
[acpalmer@up.com](mailto:acpalmer@up.com)

From: Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)>  
To: Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)>  
Date: 01/31/2017 04:19 PM  
Subject: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)

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This email originated from outside of the company. Please use discretion if opening attachments or clicking on links.

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To all:

Please see the attached request for comments for the subject case. Please note referral responses are due back to our office by 2/22/17.

Note this referral was sent out a year ago, however, the attached information has been updated.

Thanks,  
Chris La Rue

**Christopher C. LaRue**

UNION PACIFIC RAILROAD  
1400 Douglas Street, Stop 1580  
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761  
F 402 997 3603  
prmcgill@up.com

February 9, 2016

VIA EMAIL ONLY  
CLaRue@adcogov.org

Adams County  
Attn: Christopher C. LaRue  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, Colorado 80601-8204

Re: Comments to proposed Conditional Use Permit for paintball facility  
at 49100 Old Victory Road (RCU2016-0005) ("Project")

Dear Mr. LaRue:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Colorado. UP's rail network is vital to the economic health of Colorado and the nation as a whole and its rail service to customers in Adams County is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Limon Subdivision. UP requests that if the County considers approving the permit for the Project, the County should examine the risks associated with locating a paintball course so near to an active rail corridor. Any land planning decisions should consider that train volumes in and near the Project area may increase in the future. UP also asks that the County and the Project developers keep in mind that this is a vital and growing rail corridor and nearby land uses should be compatible with this continuing rail use.



Adams County  
February 9, 2016

Rail Safety

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Should the Project be approved, UP suggests the County and developer examine the Project impacts associated with paintballs interfering with railroad operations and set forth appropriate mitigation measures.

Trespassing / Fencing

Any increase in pedestrian traffic near UP's property will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the County examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. In particular, the developer should install barrier walls or block fences, pavement markings and/or "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way.

UP appreciates the County giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Jason Mashek, Manager – Real Estate  
Union Pacific Railroad Company  
1400 Douglas Street - STOP 1690  
Omaha, NE 68179  
[jemashek@up.com](mailto:jemashek@up.com)

Please do not hesitate to contact Jason Mashek if you have any questions or concerns.

Sincerely,



Patrick R. McGill  
Senior Counsel – Real Estate  
Union Pacific Railroad Company

cc: Jason Mashek



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

February 17, 2017

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Chris LaRue

**Re: Kiowa Creek Airsoft - 2nd referral, Case # RCU2016-0005**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral conditional use permit plans for **Kiowa Creek Airsoft** and has **no apparent conflict**.

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

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

**From:** [Caleb J. Connor](#)  
**To:** [Chris LaRue](#)  
**Cc:** [virginia Wittman@bennettfirerescue.org](mailto:virginia Wittman@bennettfirerescue.org)  
**Subject:** RE: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)  
**Date:** Tuesday, April 04, 2017 9:18:36 AM

---

Chris,

I spoke with this applicant the other day. I don't know if you need a formal letter but he stated the County was asking for some documentation from the Fire District to ensure that their access road and site was compliant with the fire code guidelines in Ordinance 4. We inspect this occupancy annually and have ensured the site is in compliance. We do not have any concerns with the road access at this time. Please let me know if you need a formal letter or if this email is sufficient.

Thanks!



**Captain Caleb J. Connor**  
**Fire Marshal**  
**Life Safety Division**  
**Bennett Fire Protection District**  
**303-644-3572 - Headquarters / 303-532-7733 - Direct**  
[www.BennettFireRescue.org](http://www.BennettFireRescue.org)

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the number listed.

**From:** Chris LaRue [mailto:[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)]  
**Sent:** Tuesday, January 31, 2017 3:13 PM  
**To:** Chris LaRue  
**Subject:** Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)

To all:

Please see the attached request for comments for the subject case. Please note referral responses are due back to our office by **2/22/17**.

Note this referral was sent out a year ago, however, the attached information has been updated.

Thanks,

Chris La Rue

**Christopher C. LaRue**  
 Senior Planner, *Community & Economic Development Department*  
 ADAMS COUNTY, COLORADO  
 4430 South Adams County Parkway, W2000A  
 Brighton, CO 80601  
 o: 720.523.6858 | [clarue@adcogov.org](mailto:clarue@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

**From:** [Kuster - CDPHE, Kent](#)  
**To:** [Chris LaRue](#)  
**Subject:** Referral RCU2016-00005  
**Date:** Tuesday, February 07, 2017 9:12:26 AM

---

February 7, 2017

Christopher C. LaRue, Senior Planner  
Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000  
Brighton, CO 80601-8204

Re: Case No. RCU2016-00005

Dear Mr. LaRue,

The Colorado Department of Public Health and Environment has no comment on Case No. RCU2016-00005. We do recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the [air](#) or [water](#), [dispose of hazardous waste](#) or engaging in certain regulated activities.

Please contact Kent Kuster at [303-692-3662](tel:303-692-3662) with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

[Kent Kuster](#)

[Environmental Protection Specialist](#)

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Chris LaRue](#)  
**Subject:** Re: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP) re-submittal  
**Date:** Tuesday, June 20, 2017 6:44:57 AM

---

Chris,

I have reviewed the re-submittal for the Kiowa Creek Airsoft CUP and have no new comments. All previous concerns have been addressed.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Mon, Jun 19, 2017 at 4:56 PM, Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)> wrote:

To all:

Please see the attached re-submittal for the subject case. Please provide any comments by 6/30/17.

Thank you,



**Christopher C. LaRue**

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: [720.523.6858](tel:720.523.6858) | [clarue@adcogov.org](mailto:clarue@adcogov.org)

**From:** [Padia - DNR, Joe](#)  
**To:** [Chris LaRue](#)  
**Subject:** Re: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP) re-submittal  
**Date:** Thursday, June 22, 2017 11:47:25 AM

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Mr. LaRue,

The project proponents contacted me in December of 2016 to send them a letter of concerns. I sent them the letter (dated 2012) that was included in the packet of information. This letter was one I created when the paintball facility was first proposed. I believe the concerns in this letter are still applicable and I will not send additional comments. For what it is worth, we have not had any wildlife issues with the facility.

**Joe Padia**  
District Wildlife Manager - Brighton



303-947-1798  
6060 Broadway, Denver, CO 80216  
[joe.padia@state.co.us](mailto:joe.padia@state.co.us) | [www.cpw.state.co.us](http://www.cpw.state.co.us)

On Mon, Jun 19, 2017 at 4:56 PM, Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)> wrote:

To all:

Please see the attached re-submittal for the subject case. Please provide any comments by 6/30/17.

Thank you,



**Christopher C. LaRue**

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: [720.523.6858](tel:720.523.6858) | [clarue@adcogov.org](mailto:clarue@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)



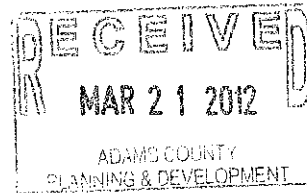


## COLORADO PARKS & WILDLIFE

6060 Broadway • Denver, Colorado 80216  
 Phone (303) 297-1192 • FAX (303) 291-7109  
[wildlife.state.co.us](http://wildlife.state.co.us) • [parks.state.co.us](http://parks.state.co.us)

March 16, 2012

Chris LaRue  
 4430 South Adams County Parkway  
 1<sup>st</sup> Floor, Suite W2000A  
 Brighton, CO 80601-8216



RE: Kiowa Creek Paintball RCU2012-00005

Dear Mr. LaRue:

Thank you for the opportunity to comment on the Conditional Use Permit for the proposed paintball facility to be located on Kiowa Creek south of Old Victory Road in Bennett, Colorado.

Cottonwood-willow riparian ecosystems such as this area of Kiowa Creek are support a rich and diverse wildlife resource. Kiowa Creek and associated riparian area serve as a movement corridor, nesting habitat, roosting habitat, fawning area, and provide food, cover, and water for wildlife. Half of the state's birds are permanent or part-time residents of this habitat type. Currently the site is used mainly for agriculture. Mule deer and wild turkey are frequently observed on and near the property.

It is our understanding that days of operation will mainly be on Friday, Saturday, and Sunday and an "occasional" weekday for "special" events from April 6 to October 2<sup>nd</sup>. Hours of operation will be from sunrise to 10pm during the season. Colorado Parks and Wildlife's (CPW) main concern with this proposed activity is disturbance to wildlife. This disturbance will be mitigated by the seasonal nature of the proposal and hours of operation. However, the April to October period overlaps with nesting and breeding seasons for wild turkey and mule deer. Mule deer fawns are born in early June and could be seen throughout the month. Newborn deer will lay motionless, even in the middle of a paintball course. These deer are not abandoned, it is simply their survival strategy to lay motionless and hope it is not seen. It is important that they are not moved or touched by participants or staff. If one ends up on the course it could affect activities on that course for the day. We recommend leaving it alone until the mother returns for it.

We are also concerned that it may be tempting for participants to shoot wildlife with paintball equipment. Doing so is considered harassment of wildlife is illegal and has associated fines and penalties. We recommend including wording in any waiver or on signage that tells participants this is the case and we expect that any observed harassment of wildlife will be reported to CPW.

Thank you for the opportunity to comment on this application. If you have questions or concerns, please contact District Wildlife Manager Joe Padia at 303-947-1798 or by email at [joe.padia@state.co.us](mailto:joe.padia@state.co.us)

Sincerely,

  
 Liza Hunholz  
 Area Wildlife Manager

Cc: S. Yamashita, K. Green, J. Padia

### STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources  
 Rick D. Cables, Director, Colorado Parks and Wildlife  
 Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian  
 Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Perricone • Jim Pribyl • John Singletary  
 Mark Smith, Secretary • Robert Streeter • Lenna Watson • Dean Wingfield  
 Ex Officio Members: Mike King and John Salazar



Brooks Kaufman  
Lands and Rights of Way Director

June 22, 2017

Chris LaRue  
Adams County  
Department of Planning and Development  
4430 South Adams County Parkway  
Suite W2000A  
Brighton, Colorado 80601-8216

Re: KIOWA SOLAR  
Case No.: RCU2017-00028

Dear Mr. LaRue:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, service requirements and environmental impact.

The Association has no comments at this time.

Sincerely

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", with a long, sweeping horizontal line extending to the right.

Brooks Kaufman  
Lands and Rights-of-Way Director



June 28, 2017

Chris LaRue  
Adams County  
4430 South Adams County Parkway  
Brighton, CO 80601

RE: Kiowa Creek Airsoft CUP, RCU2016-00005  
TCHD Case No. 4451

Dear Mr. LaRue,

Thank you for the opportunity to review and comment on the resubmittal for the Conditional Use Permit (CUP) to allow an outdoor commercial recreation use at 49100 Old Victory Road and 49230 Oak Park Drive. 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.

### **Water and Wastewater**

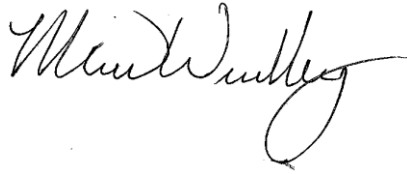
TCHD has received a statement from the applicant as to when they anticipate installing permanent water and wastewater infrastructure:

*We plan on implementing a toilet system when the business generates 80+ participants every day of operation, has over 6 employees, and can afford to make the investment. This will take some time and could take upwards of 5 years to achieve. When we meet those requirements we plan on implementing a water well and a septic tank system down near the parking lot to accommodate the Tri-County Health Department concerns.*

The applicant stated that the proposed paintball course will expect approximately 50 participants per day and 200 participants over the weekend. Historically, TCHD has allowed the use of portable toilets and bottled water for land uses that are infrequent and of relatively short duration. Based on the description of the land use provided by the applicant, TCHD understands that the land use will generate a steady flow of people to the site on a daily basis. TCHD believes that due to the proposed frequency and duration of the proposed land use, temporary wastewater facilities are not an acceptable option. Permanent wastewater facilities provide a substantially higher level of sanitation and protection of public health than temporary facilities. TCHD recognizes that developing more permanent wastewater and water facility may take some time. TCHD is amenable to allowing the applicant to continue the use of portable toilets and bottled water under this CUP provided that the portable toilets are accompanied by portable hand sinks and that the applicant install permanent water and wastewater infrastructure prior to applying for the next CUP.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with a large, stylized "M" and "W".

Michael Weakley  
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, TCHD

**From:** [Anna C. Palmer](#)  
**To:** [Chris LaRue](#)  
**Subject:** Re: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)  
**Date:** Tuesday, February 07, 2017 10:08:04 AM  
**Attachments:** [image001.jpg](#)  
[RCU2016-00005 Kiowa Paintball 2017 Request for comments & applicant info.pdf](#)  
[2016-02-09 Adams County final ltr.pdf](#)

---

Thanks Mr. LaRue. UP's comments remain the same as the letter previously sent back in February, 2016. Let me know if you have any questions.

Sincerely yours,

Anna C. Palmer  
Advanced Certified Paralegal  
Union Pacific Railroad Company  
1400 Douglas STOP 1580  
Omaha, NE 68179  
Phone: 402-544-0425  
[acpalmer@up.com](mailto:acpalmer@up.com)

From: Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)>  
To: Chris LaRue <[CLaRue@adcogov.org](mailto:CLaRue@adcogov.org)>  
Date: 01/31/2017 04:19 PM  
Subject: Land use case referral (Case # RCU2016-00005, Kiowa Creek Airsoft CUP)

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This email originated from outside of the company. Please use discretion if opening attachments or clicking on links.

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To all:

Please see the attached request for comments for the subject case. Please note referral responses are due back to our office by 2/22/17.

Note this referral was sent out a year ago, however, the attached information has been updated.

Thanks,  
Chris La Rue

**Christopher C. LaRue**

UNION PACIFIC RAILROAD  
1400 Douglas Street, Stop 1580  
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761  
F 402 997 3603  
prmcgill@up.com

February 9, 2016

VIA EMAIL ONLY  
CLaRue@adcogov.org

Adams County  
Attn: Christopher C. LaRue  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, Colorado 80601-8204

Re: Comments to proposed Conditional Use Permit for paintball facility  
at 49100 Old Victory Road (RCU2016-0005) ("Project")

Dear Mr. LaRue:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Colorado. UP's rail network is vital to the economic health of Colorado and the nation as a whole and its rail service to customers in Adams County is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Limon Subdivision. UP requests that if the County considers approving the permit for the Project, the County should examine the risks associated with locating a paintball course so near to an active rail corridor. Any land planning decisions should consider that train volumes in and near the Project area may increase in the future. UP also asks that the County and the Project developers keep in mind that this is a vital and growing rail corridor and nearby land uses should be compatible with this continuing rail use.



Adams County  
February 9, 2016

Rail Safety

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. Should the Project be approved, UP suggests the County and developer examine the Project impacts associated with paintballs interfering with railroad operations and set forth appropriate mitigation measures.

Trespassing / Fencing

Any increase in pedestrian traffic near UP's property will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the County examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. In particular, the developer should install barrier walls or block fences, pavement markings and/or "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks should also be required adjacent to the right-of-way.

UP appreciates the County giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Jason Mashek, Manager – Real Estate  
Union Pacific Railroad Company  
1400 Douglas Street - STOP 1690  
Omaha, NE 68179  
[jemashek@up.com](mailto:jemashek@up.com)

Please do not hesitate to contact Jason Mashek if you have any questions or concerns.

Sincerely,



Patrick R. McGill  
Senior Counsel – Real Estate  
Union Pacific Railroad Company

cc: Jason Mashek



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 28, 2017

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Chris LaRue

**Re: Kiowa Creek Airsoft - resubmittal, Case # RCU2016-00005**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second submittal of the conditional use plan for **Kiowa Creek Airsoft** and has **no apparent conflict**.

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

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



## CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the property posted at

49100 Old Victory Road

on August 13, 2017

in accordance with the requirements of the Adams County Zoning Regulations

*Christopher C. La Rue*

Christopher C. La Rue

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

## Public Hearing Notification

Case Name:	KIOWA CREEK AIRSOFT CUP
Case Number:	RCU2016-00005
Planning Commission Hearing Date:	08/24/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	09/19/2017 at 9:30 a.m.

July 28, 2017

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 to allow an outdoor commercial recreation use (Paintball facility/course).**

The proposed use will be: Outdoor Commercial Recreation  
This request is located at: 49100 OLD VICTORY RD  
The Assessor's Parcel Numbers: 0181500000352, 0181500000380, 0181500000417,  
0181526301001  
Applicant Information: MITCHELL WAYNE A LLC  
49230 OAK PARK DR  
BENNETT, CO 801028922

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

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Jan Pawlowski  
DISTRICT 5

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](http://www.adcogov.org/planning/currentcases).

A handwritten signature in dark ink, reading "Christopher C. LaRue". The signature is written in a cursive style with a large initial 'C' and a long, sweeping underline.

Christopher C. LaRue  
Senior Planner

Community & Economic  
Development Department  
Development Services Division  
[www.adcogov.org](http://www.adcogov.org)



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800  
FAX 720.523.6967

## Request for Comments

Case Name:	KIOWA CREEK AIRSOFT CUP
Case Number:	RCU2016-00005

January 31, 2017

Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

**Conditional Use Permit to allow an outdoor commercial recreation use (Paintball facility/course).**

This request is located at: 49100 OLD VICTORY RD

The Assessor's Parcel Numbers: 0181500000352, 0181500000380, 0181500000417, & 0181526301001

Applicant Information: MITCHELL WAYNE A LLC  
49230 OAK PARK DR  
BENNETT, CO 801028922

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **02/22/2017** 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 [CLaRue@adcogov.org](mailto:CLaRue@adcogov.org). The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Christopher C. LaRue  
Senior Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

# PUBLIC NOTICES

Exhibit 6.4

## PUBLICATION REQUEST

### KIOWA CREEK AIRSOFT CUP

**CASE NUMBER:** RCU2016 00005

**PLANNING COMMISSION HEARING DATE:** 08/24/2017 AT 6:00 P.M.

**BOARD OF COUNTY COMMISSIONERS HEARING DATE:** 09/19/2017 AT 9:30 A.M.

**REQUEST: CONDITIONAL USE PERMIT TO ALLOW AN OUTDOOR COMMERCIAL RECREATION USE (PAINTBALL FACILITY/COURSE).**

**LOCATION:** 49100 OLD VICTORY RD

**PARCEL NUMBER:** 0181500000352, 0181500000380, 0181500000417, 0181526301001

**CASE MANAGER:** CHRIS LARUE

**CASE TECHNICIAN:** SHAYLA CHRISTENSON

**APPLICANT:** MITCHELL WAYNE A LLC 720.281.4017  
49230 OAK PARK DR  
BENNETT, CO 801028922

**OWNER:** MITCHELL WAYNE A LLC  
49230 OAK PARK DR  
BENNETT, CO 801028922

**REPRESENTATIVE:**

**LEGAL DESCRIPTION: 0181500000352:** SECT,TWN,RNG:26-3-63 DESC: A TRACT OF LAND SITUATED IN THE S2 OF SEC 26/3/63 DESC AS FOLS BEG AT THE SE COR OF SD SEC 26 TH N 1700 FT TO A PT ON THE S ROW LN OF CO RD TH N 73D 05M W ALG SD ROW LN 1558/5 FT TO THE TRUE POB TH S 990 FT TH W 1746/4 FT TO A PT ON PROP LN IN CEN OF A DRY CREEK TH N 19D 45M E ALG SD CEN LN OF A DRY CREEK 1371 FT TO A PT ON SD S ROW LN OF CO RD TH S 78D 05M E ALG SD ROW LN 978/5 FT TH S 73D 05M E ALG SD ROW LN 341/5 FT TO POB EXC TRACT IN THE NW COR OF THIS PARC AND EXC PARC 31/02A

**0181500000380:** SECT,TWN,RNG:26-3-63 DESC: PT OF S2 SEC 26/3/63 DESC AS FOLS BEG AT SE COR SD SEC TH N 1798/74 FT TO A PT ON S LN OF CO RD 69 TH N 73D 05M W 1177/44 FT TO THE POB TH S 1720/49 FT TH W 2453/69 FT TO C/L OF KIOWA CREEK TH N 21D 56M E ALG SD C/L 917/27 FT TH E 1746/40 FT TH N 990 FT TO A PT ON S LN OD CO RD 69 TH S 73D 05M E 381/06 FT TO THE POB EXC RD 51/517A

**0181500000417:** SECT,TWN,RNG:26-3-63 DESC: TRACT B BEG AT THE SW COR OF SEC 26 TH N 00D 13M 58S E 2038/29 FT TH N 77D 19M 16S FT 30/78 FT TO A PT COMMON WITH BOTH THE S ROW LN OF THE OLD VICTORY HIWAY AND THE E ROW LN OF CO RD 34N SD PT BEING THE POB TH ALG THE SD S ROW LN OF THE OLD VICTORY HIWAY THE FOL 3 COURSES TH N 77D 19M 16S E 819/27 FT TH N 70D 37M 24S E 644/68 FT TH N 78D 31M 12S E 915/84 FT TH DEPARTING FROM SD S ROW LN ALG AN EXISTING FENCE LN OVER AND ACROSS SD PARC 1 THE FOL 2 COURSES TH S 39D 47M 39S W 759/74 FT TH S 19D 38M 29S W 1765 FT TO A PT LOCATED ON THE N PROP LN OF THE U P RR TH DEPARTING FROM SD EXISTING FENCE LN ALG THE SD N LN OF TH U P RR THE FOL 2 COURSES TH N 61D 51M 39S W 1051/36 FT TO A PT SD PT BEING A PT OF A TANG CURVE TO LEFT TH ALG THE ARC OF SD CURVE A DIST OF 338/03 FT HAV A C/A OF 3D 15M 59S A RAD OF 5929/43 FT A CHD LNG OF 338 FT WHICH CHD BRS N 63D 29M 39S W TO A PT SD PT BEING ON THE E ROW LN OF SD CO RD 34N TH DEPARTING FROM SD N PROP LN N 00D 13M 50S E ALG SD E ROW LN A DIST OF 1023/39 TO THE POB EXC RD (RD FROM B4575 P813) 58/829A

**0181526301001:** SUB:OAK PARK TWO SUBDIVISION LOT:1

ADAMS COUNTY  
4430 S ADAMS COUNTY PKWY  
BRIGHTON CO 80601

CHURCH DENNIS E  
650 3RD ST  
BENNETT CO 80102-8002

ADAMS JEFFREY AND  
ADAMS TERESA  
1355 VIEWRIDGE RD  
BENNETT CO 80102

CHURCH EILEEN A  
1345 VIEW RIDGE RD  
BENNETT CO 80102-8815

BAKEN DENNIS W AND  
BAKEN KARLA L  
49950 OAK PARK DR  
BENNETT CO 80102

CHURCH TRAVIS AND CHURCH JODI  
1375 VIEW RIDGE ROAD  
BENNETT CO 80102

BORDNER WILLIAM P AND  
BORDNER BARBARA J  
50401 OLD VICTORY RD  
BENNETT CO 80102-8910

COX LLOYD G  
1150 VIEWRIDGE RD  
BENNETT CO 80102

BURCK BRADLEY M AND  
BURCK MCKENNA W  
2725 OLD VICTORY RD  
BENNETT CO 80102-8926

DEDIEMAR DONALD J AND  
DEDIEMAR LINDA MAE  
1335 VIEWRIDGE ROAD  
BENNETT CO 80102

CAPPS SHAWN J  
49900 OLD VICTORY ROAD  
BENNETT CO 80102

DISALLE GINO A AND DISALLE SUSAN M  
3240 N PROVOST MILE ROAD  
BENNETT CO 80102

CAPPS SHAWN J  
49900 OLD VICTORY RD  
BENNETT CO 80102-8910

DOOLEY KATHLEEN J  
1370 VIEW RIDGE RD  
BENNETT CO 80102-8816

CAPPS SHAWN J  
49900 OL DVICTORY RD  
BENNETT CO 80102-8910

DUSAK JOHN M AND  
DUSAK LINDA M  
49460 OAK PARK DR  
BENNETT CO 80102

CAPPS SHAWN J AND  
CAPPS TERRIE L  
49900 OLD VICTORY RD  
BENNETT CO 80102-8910

EXNER BRETT A  
1255 VIEWRIDGE DRIVE  
BENNETT CO 80102

CARDENAS JOSE LUIS  
1350 VIEWRIDGE DRIVE  
BENNETT CO 80102

GARCIA ANDREW AND  
GARCIA LEAH  
49340 OAK PARK DR  
BENNETT CO 80102-8922

GREEN BRUCE CARLTON AND  
GREEN ANNE L  
1365 VIEW RIDGE RD  
BENNETT CO 80102-8815

MARTINEZ JEFFERY S AND  
MARTINEZ SUSAN L  
1395 VIEW RIDGE RD  
BENNETT CO 80102-8815

GROTHER LANCE  
1240 VIEW RIDGE RD  
BENNETT CO 80102-8844

MC KEE JERRY A AND  
MC KEE LORRINE S  
2835 OLD VICTORY RD  
BENNETT CO 80102-8936

JOHNSON JOSEPH A AND  
JOHNSON SARA A S  
3190 PROVOST RD  
BENNETT CO 80102-8904

MITCHELL R KEVIN AND  
MITCHELL CAROL A  
49230 OAK PARK DRIVE  
BENNETT CO 80102

KALLIES WILLIAM  
1155 VIEW RIDGE RD  
BENNETT CO 80102-8820

MITCHELL WAYNE A LLC  
PO BOX 10  
BENNETT CO 80102-0010

KJORVESTAD CHRISTOPHER W AND  
KJORVESTAD CAROL A  
13770 OMEGA CIRCLE  
LITTLETON CO 80124

MOORE THERESA M  
1325 VIEW RIDGE RD  
BENNETT CO 80102-8815

KLAUSNER ANDREW  
155 VIEWRIDGE COURT  
BENNETT CO 80102

NAYLOR MARK ANDERSON AND  
NAYLOR SARAH BANGS  
195 VIEW RIDGE CT  
BENNETT CO 80102-8818

LANTZ JACQUELINE D AND  
LANTZ-RAKES SHAROL A  
PO BOX 206  
BENNETT CO 80102-0206

NEWBY KENNETH W  
PO BOX 830  
BENNETT CO 80102

LOWN PHILLIP GENE  
3400 HIGHWAY 79  
BENNETT CO 80102-8930

O DELL DAVID GAYLE AND  
O DELL CHRISTINE S  
175 VIEW RIDGE COURT  
BENNETT CO 80102

MANCUSO FAMILY TRUST THE  
1340 VIEW RIDGE RD  
BENNETT CO 80102-8816

ORTIZ JOSEPH AND ORTIZ MARY  
110 VIEWRIDGE CT  
BENNETT CO 80102

MARTINEZ DEBRA G AND  
MARTINEZ DAVID B  
1360 VIEWRIDGE ROAD  
BENNETT CO 80102

PETERSON CAREY LYNN  
3221 PROVOST RD  
BENNETT CO 80102-8932

PINDELL BYRON D AND PINDELL ERIN NICOLE  
BACKER SCOTT A  
180 VIEW RIDGE CT  
BENNETT CO 80102-8818

WHITE GARY J AND  
WHITE MELISSA  
1295 VIEW RIDGE RD  
BENNETT CO 80102-8814

RODWELL MORGAN L AND  
RODWELL DAWN P  
2775 OLD VICTORY RD  
BENNETT CO 80102

WILLIAMS SUSAN AND  
WILLIAMS DEAN  
1280 VIEW RIDGE RD  
BENNETT CO 80102-8844

ROSS TODD H AND ROSS SUZANNE M  
1235 VIEW RIDGE ROAD  
BENNETT CO 80102

SCHMALTZ ROBERT JOSEPH  
PO BOX 519  
BENNETT CO 80102

SMIALEK DOUGLAS J AND  
SMIALEK DARETH  
3535 N HARBACK RD  
BENNETT CO 80102-8856

STATE OF COLORADO  
51515 E 96TH AVE  
DENVER CO 80203-1714

SULLIVAN DEBRA O AND  
SULLIVAN DONALD J JR  
1385 VIEW RIDGE RD  
BENNETT CO 80102-8815

SWICKHEIMER KELLY L AND  
NORDBYE JOHN L  
1195 VIEW RIDGE RD  
BENNETT CO 80102-8820

VIRAMONTES-PILAR JUAN F AND  
VIRAMONTES-PILAR CRYSTAL JOY  
49690 OAK PARK DR  
BENNETT CO 80102-8920

VISSAT DANIEL J  
190 VIEWRIDGE CT  
BENNETT CO 80102





Referral Listing  
Case Number RCU2016-00005  
KIOWA CREEK AIRSOFT CUP

Agency	Contact Information
Adams County Development Services - Building	Justin Blair JBlair@adcogov.org 720.523.6825 JBlair@adcogov.org
BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 CalebConnor@BennettFireRescue.org 303-644-3572
BENNETT PARK AND RECREATION	JEFF RATAJCZAK PO BOX 379 455 S. 1ST ST. BENNETT CO 80102-0379 303-644-5041
BENNETT SCHOOL DISTRICT 29J	RICHARD COLEMAN - SUPERINTENDENT 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 sauter.george@bennett.k12.co.us
CDPHE - AIR QUALITY	JAMES A. DILEO 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 jim.dileo@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us

Agency	Contact Information
Century Link	Brandyn Wiedrich 5325 Zuni Street, # 728 Denver CO 80221 720.578.3724 720.245.0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COLORADO DIVISION OF WILDLIFE	CARY B PILON, P.E. Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 caryb.pilon@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
Intermountain Rural Electric Asso - IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com

Agency	Contact Information
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedruci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
TOWN OF BENNETT	MATHEW REAY 355 4TH STREET BENNETT CO 80102 303 644-3249 planning@bennett.co.us
TOWN OF BENNETT - WATER AND SAN. DEPT.	... 355 4TH ST. BENNETT CO 80102 303-644-3249
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	WARREN BROWN 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 303 220-9200 brown@tchd.org
Tri-County Health: Mail CHECK to Warren Brown	Tri-County Health landuse@tchd.org .
UNION PACIFIC RAILROAD	CHERYL SCHOW PO BOX 398 PAXTON NE 69155 308-239-2427

Agency	Contact Information
UNION PACIFIC RAILROAD	ROD PETERSEN - UP REAL ESTATE 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-8552 galarsen@up.com
URBAN DRAINAGE & FLOOD CONTROL	David Mallory 2480 W 26TH AVE, #156B Denver CO 80211 (303) 455-6277 dmallory@udfcd.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com