



## Request for Comments

Case Name: GCSA Event Center Conditional Use Permit, Amendment No. 1

Case Number: RCU2023-00001

January 13, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major Amendment to an approved Conditional Use Permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the site.** This request is located at 6539 IMBODEN RD. The Assessor's Parcel Number is 0181706400006.

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

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **02/03/2023** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [DDeBoskey@adcogov.org](mailto:DDeBoskey@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

David DeBoskey  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



## DEVELOPMENT APPLICATION FORM

### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:** Major Amendment Conditional Use Permit RCU2021-00023, 13200 sq ft and 10 acres

### APPLICANT

Name(s): GCSA LLC/Llaricxe Aldana Phone #: 303-435=3021

Address: PO Box 5

City, State, Zip: Watkins CO 80137

2nd Phone #: Email: gcsallc1978@gmail.com

### OWNER

Name(s): same as above Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Joseph L Henderson PE, PTOE Phone #: 303-589-6875

Address: 823 W 124TH DRIVE

City, State, Zip: WESTMINSTER CO 80234

2nd Phone #: Email: joe@sustainabletrafficsolutions.com

**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Adams County  
Community & Economic Development Department

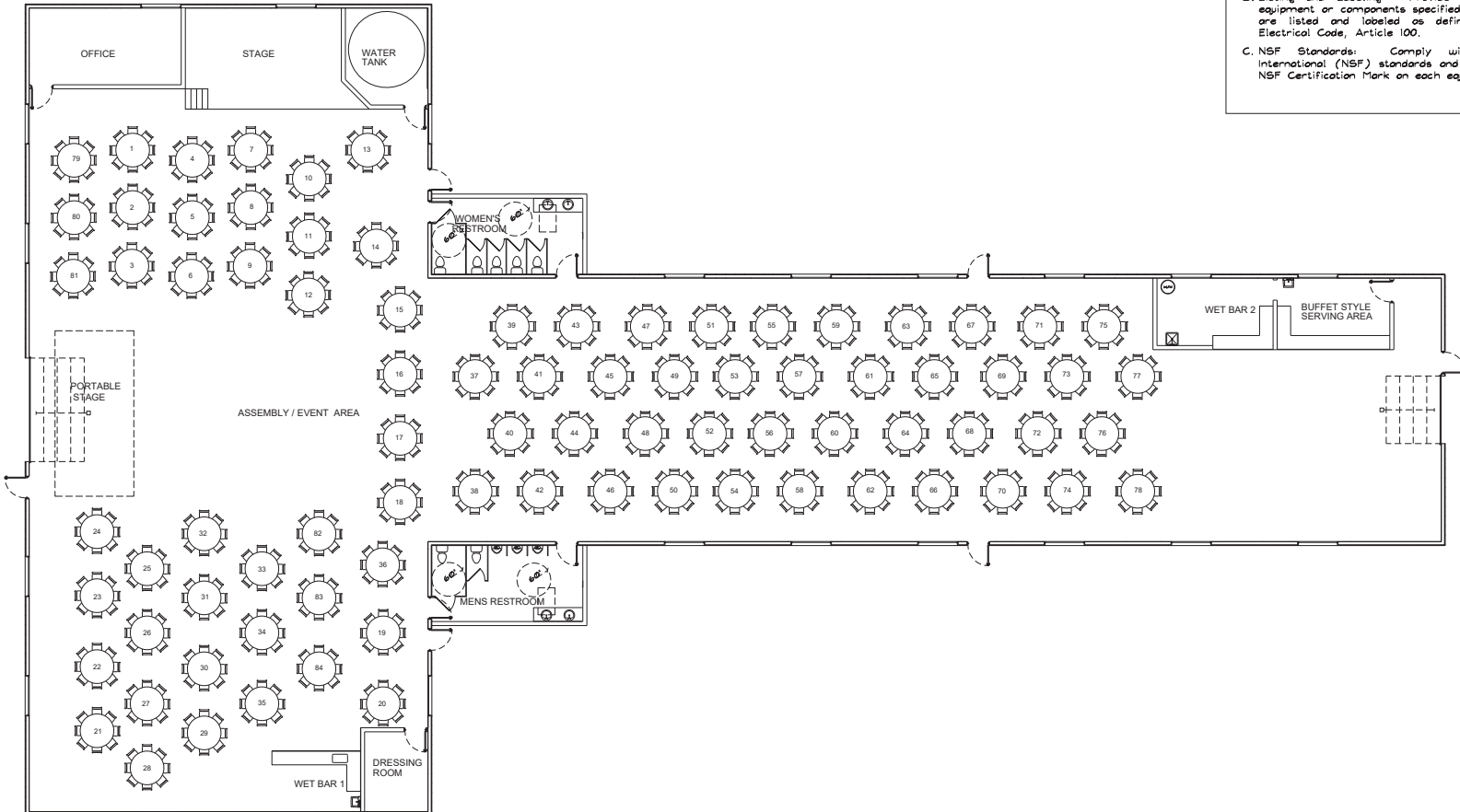
## **EXPLANATION OF REQUEST**

This is a major amendment to the Conditional Use Permit RCU2021-00023. The amendment/change to the approved resolution 2022-412 on August 2, 2022 under Conditions of Approval: Item 6 The Conditional Use Permit shall only permit the subject use to occur within the 4,470 sq ft of the barn identified on the floor plan and within the roughly six acres shown the site plan. Any extension of space of the subject use within the larger lot and within the existing barn, which is approximately 39 acres and 13,200 sq ft respectively, shall require an amendment to the conditional use permit.

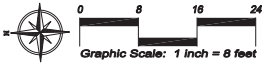
I am now requesting an amendment, as I plan to use the 13,200 sq ft building and 10 acres.

I have applied for a permit to build a new 6' fence, permit BDP22-2098 was issued on November 8, 2022. Final inspection was done on December 15, 2022.

Drawing name: M:\Current Project\2022\2022-127 -Orlando, Event Center, 6539 Imboden Rd., Watkins Co. 60127\01-Arch\A24 EQ Floor plan.dwg Date: 12, 2022 - 10:59am



**EQ IPMEN PLAN**  
A24 SCALE: 1/4" = 1'-0"



**GENERAL SHEET NOTES:**

SEE MECHANICAL AND ELECTRICAL PLANS FOR MORE INFORMATION ON THE REQUIREMENTS OF EACH PIECE OF EQUIPMENT. EQUIPMENT SUPPLIED BY OTHERS. CONTRACTOR TO PROVIDE REQUIRED HOOK-UP. LIST TO INCLUDE BUT NOT LIMITED TO THE THE EQUIPMENT LIST SHOWN ON THIS PLAN.  
(CONTRACTOR TO FIELD VERIFY ALL CONDITIONS)

**EQUIPMENT**

**1.1 GENERAL**

**A. Submittals:** Product Data for each type of food service equipment indicated and the following:

1. Coordination Drawings: For locations of food service equipment and service-utility locations and characteristics. Key equipment with item numbers and descriptions indicated in Contract Documents.
2. Regulatory Requirements: Comply with ALL LOCAL CODES

**B. Listing and Labeling:** Provide electrically operated equipment or components specified in this Section that are listed and labeled as defined in the National Electrical Code, Article 100.

**C. NSF Standards:** Comply with applicable NSF International (NSF) standards and criteria and provide NSF Certification Mark on each equipment item.

Wayne D. Anderson, AIA, LLC  
1825 W. Orlando Place  
Lawrence, MO 64503  
(816) 550-5678  
(720) 367-9354 E-Box



**ALDANA EVENT CENTER**  
6539 Imboden Rd. Watkins Co.

ISSUE DATE:  
Dec 12, 2022

REVISIONS:

SCALE: 1/8"=1'-0"  
PROJECT: 2022-127

**PROGRESS SET**  
**NOT FOR CONSTRUCTION**

The information shown on this sheet is not for construction. Information in this document is not complete nor final and is subject to change with out notification, all contractors and bidders are to use these drawings at their own risk, and liability.  
Report any discrepancy to the Architect.

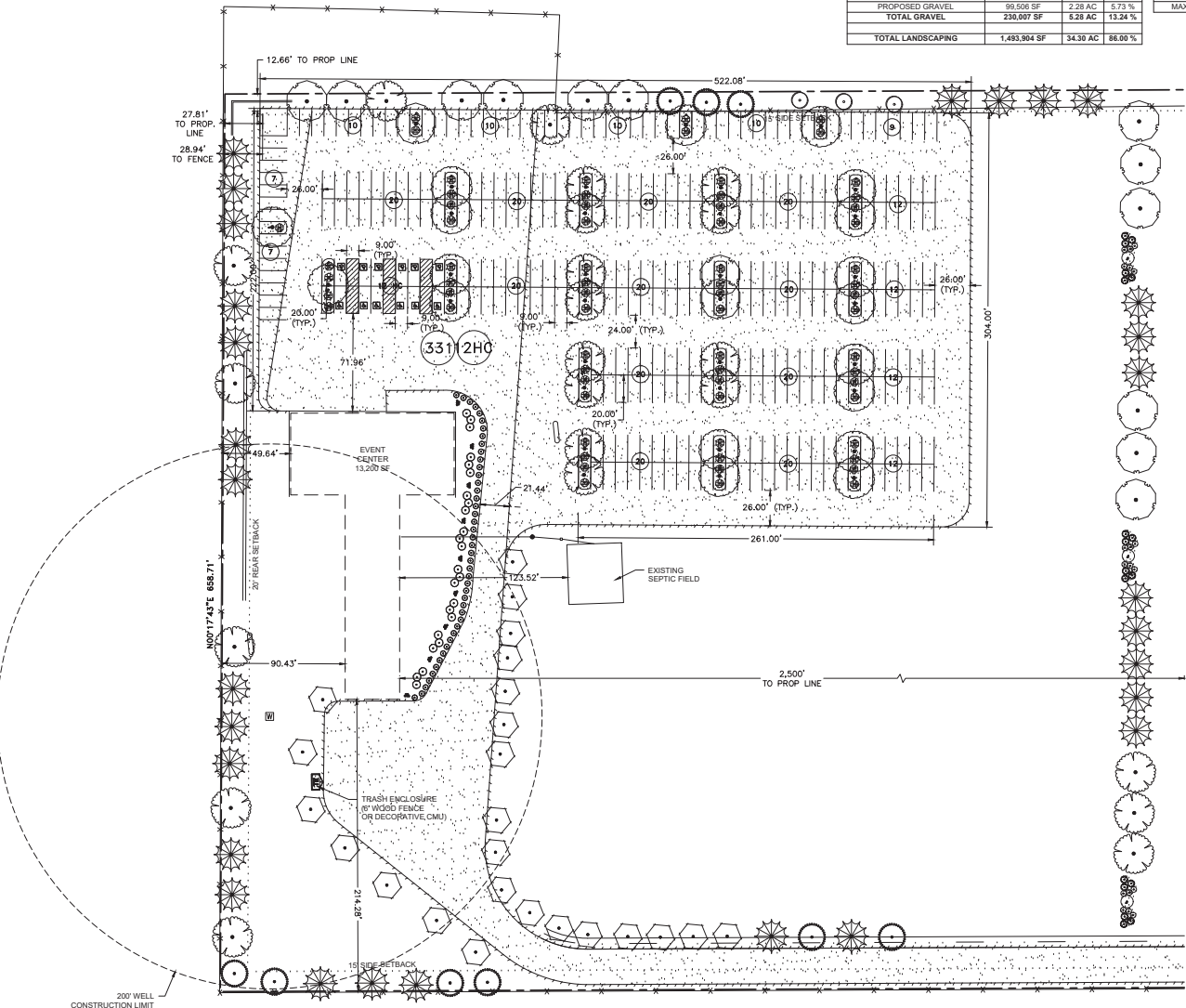
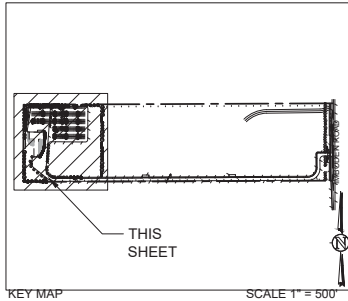
EQUIPMENT FLOOR PLAN  
**A24**

SITE PARKING TABLE					
BLDG	USE	GFA	CODE	REQUIRED	PROVIDED
EVENT CENTER	COMMERCIAL	13,200 SF	140 SF	330 * 8 HC	331 * 12 HC

SEE LANDSCAPING PLANS PREPARED BY NDS FOR LANDSCAPING DETAILS.

LOT DATA TABLE			
DESCRIPTION	AREA	ACRES	%
ZONING			
LOT	1,737,111 SF	39.88 AC	100.00 %
EXISTING BUILDING	13,200 SF	0.30 AC	0.76 %
TOTAL BUILDING	13,200 SF	0.30 AC	0.76 %
EXISTING GRAVEL	140,320 SF	3.22 AC	8.08 %
EXISTING GRAVEL TO BE REMOVED	9,824 SF	0.23 AC	0.57 %
PROPOSED GRAVEL	99,506 SF	2.28 AC	5.73 %
TOTAL GRAVEL	230,007 SF	5.28 AC	13.24 %
TOTAL LANDSCAPING	1,493,904 SF	34.30 AC	86.00 %

LOT SETBACK TABLE	
ZONE	DISTANCE
A-3	
FRONT	50 FT
SIDE	15 FT
REAR	20 FT
MAX BLDG HEIGHT	35 FT



137 S. DENVER AVE  
 FT. WASHINGTON, CO 80502  
 www.westerneng.com  
 email@westerneng.com  
 FAX (720) 294-1530

**Western Engineering Consultants, Inc. LLC**

NO.	DATE	DESCRIPTION
1	11/11/2021	ISSUED FOR PERMITS
2	11/11/2021	ISSUED FOR PERMITS
3	11/11/2021	ISSUED FOR PERMITS
4	11/11/2021	ISSUED FOR PERMITS
5	11/11/2021	ISSUED FOR PERMITS
6	11/11/2021	ISSUED FOR PERMITS
7	11/11/2021	ISSUED FOR PERMITS
8	11/11/2021	ISSUED FOR PERMITS
9	11/11/2021	ISSUED FOR PERMITS
10	11/11/2021	ISSUED FOR PERMITS

**NOTES**

THIS PLAN IS INTENDED AS THE SITE PLAN FOR THE ALDANA EVENT CENTER.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE HORIZONTAL AND VERTICAL CONTROL SURVEY AS PROVIDED BY AMERICAN WEST LAND SURVEYING CO. - DATED NOVEMBER 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY MERICAN WEST LAND SURVEYING CO.

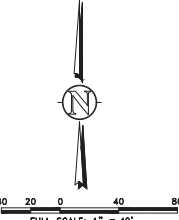
NOT ALL UNOC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

**SYMBOL LEGEND**

4" 45 DEG BEND	THURST BLOCK TB
4" 22.5 DEG BEND	GATE VALVE CV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	ROOF DRAIN
RESTRAINED VALVE	POPPERS
	PROPOSED GRAVEL
	PROPOSED CONC
	PROPOSED ASPHALT

**LINE TYPE LEGEND**

---	LOT / PROPERTY / SECTION LINE
- - - -	RIGHT OF WAY LINE
- - - -	EASEMENT
- - - -	SETBACK
- - - -	TO BE ABANDONED LOT LINE
- - - -	EXISTING BUILDING, CURB
- - - -	EDGE OF ASPHALT OR GRAVEL RD
- - - -	CHAINLINK FENCE
- - - -	WIRE FENCE
- - - -	POND W/O W/S
- - - -	SWALE
- - - -	EXISTING OVERHEAD ELEC
- - - -	EXISTING ELECTRICAL LINE
- - - -	EXISTING STORM LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING FIBER OPTIC LINE
- - - -	EXISTING TELEPHONE LINE
- - - -	PROPOSED SANITARY LINE
- - - -	PROPOSED SANITARY SERVICE
- - - -	PROPOSED STORM LINE
- - - -	PROPOSED WATER LINE
- - - -	PROPOSED WATER SERVICE
- - - -	PROPOSED GAS LINE
- - - -	PROPOSED ELECTRIC LINE
- - - -	PROPOSED TELEPHONE LINE



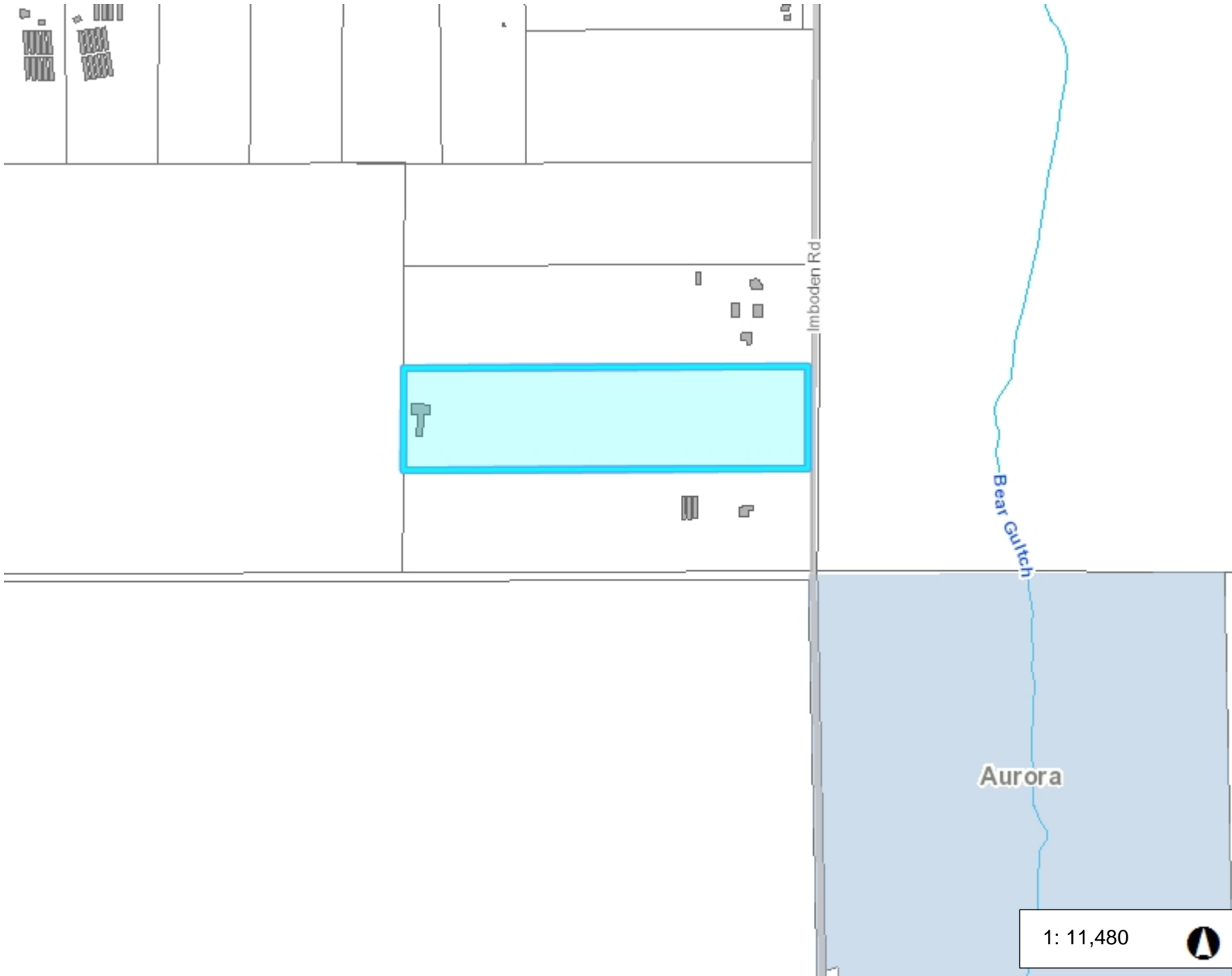
**SITE PLAN**  
**ALDANA EVENT CENTER**  
**6539 IMBODEN RD**  
 ADAMS COUNTY, COLORADO

**Big Safety. CALL UNOC**  
 UNOC WATER SERVICE COMPANY  
 1-800-822-1987  
 PRELIMINARY FOR REVIEW ONLY

DATE FOR CONSTRUCTION: 11/11/2021  
 INITIAL PLAN: 11/11/2021  
 RELEASE: 12/22/21  
 DESIGNED BY: JEC  
 DRAWN BY: JEC  
 CHECKED BY: JEC  
 PROJECT NO: 01-0406.002.00  
 DOC CON #: 0006-SITE

6 OF 10

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Legend

- Highways**
  - Interstate
  - Highway
  - Tollway
- Streets**
  - Streets
  - Ramp
- Building**
- County Parks and Open Space**
- Subdivision**
- Cities**
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes**
- Major Lakes**
- Rivers**
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream

1: 11,480

0.4 0 0.18 0.4 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

6539 Imboden Rd