



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering, Planner, ~~Right-of-Way, Addressing, Building Safety;~~

~~Neighborhood Services;~~ Environmental, ~~Parks, Attorney, Finance;~~ Plan Coordination



Development Review Team Comments

Date: 2/13/2023

Project Number: RCU2023-00001

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

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 02/13/2023

Email:

Resubmittal Required

PLN01:

Because the county has not received anything regarding the previous application: RCU2021-00023, we want to ensure you still intend to fulfill the conditions precedent. Until all those conditions are met, the Event Center use is NOT allowed on 6539 Imboden Rd.

Please inform us if you intend to do all the conditions precedent, or if you would like this process to be a separate Conditional Use Permit, which is the same process and timeline as this amendment. If you still intend on the original CUP, let's discuss your progress.

Please refer to the, previously given to you, approval resolution for guidance on the conditions precedent.

PLN02:

Bennett Fire will have comments on this application. They will be sent to you at a later date.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 02/09/2023

Email:

Resubmittal Required

ENV1. Has the applicant obtained an onsite wastewater system USE permit from the health department for the additional and expanded use of the property?

ENV2. The applicant must provide data on the indoor water usage and event population for the time period the event center has been in use.

ENV3. The applicant may need a permit for the expanded use, which impacts the volume of wastewater generation.

ENV3. Any onsite wastewater treatment system that handles more than 2000 GPD is subject to state (CDPHE) permitting.

More information is available at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>. Septic system applications can be mailed or dropped off at the S. Platte Crossing office or emailed to EHWaterProgram@adcogov.org

ENV4. Can the applicant provide documentation of a commercial groundwater well permit from the Division of Water Resources?

ENV5. If the commercial well water system serves 25 or more persons on average, a minimum of 60 days per year it is subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

ENV6. Please provide specific information on measures that will be employed to control expected increase in fugitive dust and noise from the expanded use of the event center.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 02/09/2023

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0680H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The project site is NOT within the County's MS4 Stormwater Permit area. Proposed improvements appear to disturb more than one (1) acre, therefore a State Permit COR400000 will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

ENG3: Access shall comply with Access Permit ACC2020-00107.

ENG4: The Drainage Letter submitted previously under RCU2021-00023 shall be updated to reflect the proposed changes to the site.

ENG5: The Traffic Impact Study submitted previously under RCU2021-00023 shall be updated to reflect the proposed changes to the site.

ENG6: The applicant is required to submit for review and receive approval of all construction documents (construction plans and reports) under the Adams County EGR process. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, and traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations.

ENG7: The developer is required to construct roadway improvements and a turn lane adjacent to the proposed site as required by the approved traffic impact study.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Department.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

Commenting Division: Building Safety Review

Name of Reviewer: Heather Whitaker

Date: 01/26/2023

Email:

Complete

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

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

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

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303-571-3863**
Jacobus.b.nijenhuis@xcelenergy.com

January 30, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: David DeBoskey

**Re: GCSA Event Center Conditional Use Permit, Amendment No. 1,
Case # RCU2023-00001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **GCSA Event Center Conditional Use Permit** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the property which are located along Imboden Rd. If applicable, the property owner/developer/contractor must complete the application process for any new natural electric, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

Jacobus (Julien) Nijenhuis
Public Service Company of Colorado dba Xcel Energy
Right of Way and Permits Department

David DeBoskey

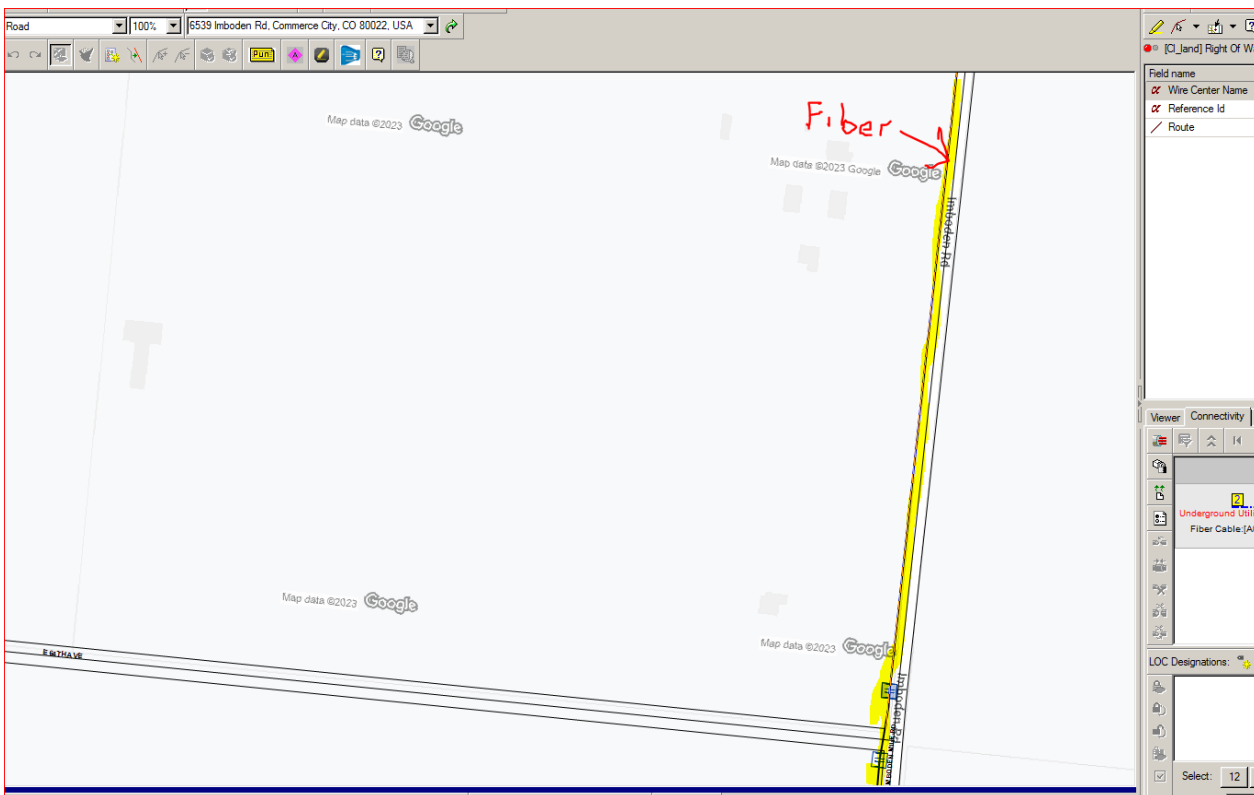
From: O'Dell, Dennis <Dennis.Odell@lumen.com>
Sent: Thursday, January 19, 2023 1:34 PM
To: David DeBoskey
Cc: Miller, Kenneth R; O'Dell, Dennis
Subject: Re: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1==LUMEN review
Attachments: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

You don't often get email from dennis.odell@lumen.com. [Learn why this is important](#)

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

Hi David,

Lumen has fiber running north and south on IMBODEN RD north of E. 64th Ave. . see below and the yellow and blur line.
Other than that , 6539 IMBODEN RD, looks open for the area in mind to the west.



Thanks,
Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen.
970-290-7037.
dennis.odell@lumen.com
801 W Mineral Ave. Suite 100.
Littleton, CO 80120.
www.MOUNTAINLTD.com.
EOE, AA.
Wire Centers;

AURRCOMB--Monaghan.
BITTCOMA---Brighton.
DNVRCOMB--Montbello.
DNVRCOOU-DIA--Airport.

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From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>
Sent: Thursday, January 19, 2023 12:26 PM
To: David DeBoskey <DDeboskey@adcogov.org>; O'Dell, Dennis <Dennis.Odell@lumen.com>
Subject: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1
Dennis,
Please review for conflicts and provide response soon as possible.

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Tuesday, January 10, 2023 3:13 PM
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1
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. 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 **01/31/2023** 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. 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.

Thanks



David DeBoskey he/him/his
Planner II, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org
My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 – 4PM

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David DeBoskey

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Tuesday, January 31, 2023 8:34 AM
To: David DeBoskey
Subject: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

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

David,

The RTD engineering review has no comments on this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



C. Scott Woodruff
Engineer III

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

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

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Tuesday, January 10, 2023 3:13 PM
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

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Thanks



David DeBoskey he/him/his
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