



Re-submittal Form

Case Name/ Number: RCU2023-00029/ JEA Event Center
CUP

Case Manager: Nick Eagleson

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- 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: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney



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.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 6/15/2023

Project Number: RCU2023-00029

Project Name: JEA Event Center

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
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Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Nick Eagleson

Date: 06/15/2023

Email:

Resubmittal Required

PLN01: The subject property is zoned Agricultural-3 (A-3). A-3 zoning is intended for to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses. The proposed use requires a conditional use permit in the A-3 zone district. Proposed 9,600 sq.ft. metal structure to host events.

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

1. Minimum Parcel Area: one-half (½) acre
2. Security: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of event center or movie theater.

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

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

Building Sq ft. 9,600. $9,600/40 = 240$ parking spaces. Please submit a parking plan that reflects the appropriate amount (240) parking spaces.

PLN04: The Adams County Comprehensive Plan has designated a future land use of Agriculture Large Scale.

PLN05: Please provide a higher quality site plan in order to show the proposed location of the structure and parking area. Please include: **Map Exhibit B**

- Property lines
- Access
- Marked parking area
- Distance of parking area to property lines and other structures on the property
- Any landscaping, additional structures, or fencing

PLN06: How many people are typically expected at events? **400**

PLN07: How many events are anticipated to be held? **4 a month**

PLN08: Indoor vs outdoor? Is there an area for outdoor usage? Concerns over music and high decibel levels. **indoor**

PLN09: Section line setback from 88th Avenue of 120 feet for any structure. Please label on site plan.

Marked on map exhibit B

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DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 06/15/2023

Email:

Resubmittal Required

The following comments apply to the septic system:

ENV1. Please provide a detailed site plan demonstrating location of the water well, septic tank, dosing tank, and leach field. Please provide linear distances between septic system components to boundaries of planned construction and existing structures. **See exhibit B for proposed location. tank will meet the county req.**

ENV2. The current septic system is described as a 1250 gallon septic tank, 1250 gallon dosing tank, and 6300 square foot absorption area. The permit indicates that the system is sized for a three bedroom house. Addition of the proposed event center facility would necessitate expansion of the existing OWTS or installation of a new OWTS. **we will be getting a new septic**

ENV3. What type of toilet and washroom facilities will be provided for the event center? Will additional septic be installed? **regular toilet and hand wash**

ENV4. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

Per ACHD Regulation O-22, setback distances from septic tanks and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. **we will be hiring company to install**

ENV5. OWTS – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The OWTS system must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. If new or expanded septic is required for the event center, a permit for the installation and final approval is required. 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.

ENV6. OWTS – Use Permit

Per ACHD Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

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Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 06/15/2023

Email:

Comment

The following comments apply to water:

ENV7. How will water be supplied to the event center?

non potable water for septic and hand wash, bottled water for drinking

ENV8. Is a commercial well permit required? Please provide documentation.

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

ENV9. If the commercial well water system serves twenty-five (25) or more persons on average, a minimum of sixty (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.

~~CONFIDENTIAL~~

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Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 06/15/2023

Email:

Comment

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The following comments apply to event venues:

ENV10. Please provide a description of how food and beverage service, water, wastewater, restrooms, solid waste, noise, and dust will be managed for the event center. **See attached doc 1**

ENV11. Large outdoor events raise a variety of issues that could affect public health. Adams County Health Department (ACHD) offers the following requirements and recommendations for event coordinators. ACHD encourages applicants to consider the items below when planning an event to ensure appropriate licenses are obtained. **will not be outdoor**

ENV12. Food and Beverage Vendors

Illness-causing organisms are spread easily to the public through food and beverages. Colorado Retail Food Establishment Rules and Regulations require that mobile and temporary food vendors obtain a license. All food vendors participating in a special event must have a license to operate as either a Mobile Food Unit or as a Special Event Vendor. Applications for to obtain either type of license can be found at: <https://adamscountyhealthdepartment.org/special-events>. Completed applications can be emailed to environmentalhealthinspection@adcogov.org. Special Event Coordinator applications must be submitted at least 30 days prior to the event. **no vendors**

ENV13. Water

Contaminated water is a potential source of illness for event patrons and employees. Therefore, drinking water must be obtained from an approved source and provided in a manner that is protective of water quality. Providing bottled water is acceptable. If water is to be provided from a tap at the event location, or by other means, the applicant shall contact ACHD at EHWater@adcogov.org to discuss requirements and obtain approval. **bottled water**

ENV14. Wastewater

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Wastewater from food booths, mobile food vendors, and other sources shall not be disposed of on the ground or in storm drains. Wastewater must be disposed of through a sanitary sewer system. **N/A**

ENV15. Restrooms - Temporary Events

An appropriate number of toilets must be provided for attendees, vendors, and employees. Hand washing stations with running water, soap, paper towel, and a waste bin should be provided near the toilets. Arrangements shall be made for service or replacement during the event. Frequently touched surfaces in restrooms and portable toilets should be cleaned and disinfected frequently. Toilets and hand wash stations should be monitored frequently for supplies and restocked as necessary.

I was under the impression we couln't have temporary restroom they had to be permanent. if temporary is ok we can start with that

ENV16. Solid Waste

Mishandling of waste can result in nuisance conditions, odors, and pest attraction. Trash and recycling receptacles should be provided at the event. They should be emptied regularly and managed in such a way that nuisances are avoided.

ENV17. Noise

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. The event shall comply with the Colorado Noise Statute and applicable, local noise regulations. All necessary steps should be taken to mitigate off-site noise.

ENV18. Dust

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Exposure to air pollution is associated with health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Staff recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction and for all planned event center user access.

Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. Non-potable water used for dust suppression (or any other non-potable uses) should be labeled appropriately. [See attached doc 1](#)

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 06/15/2023

Email:

Resubmittal Required

ROW1: A complete Site Plan needs to be provided for review that includes:

- a. Entire property boundary [See Exhibit C](#)
- b. All existing structures clearly labeled (house and all accessory structures) [See Exhibit A](#)
- c. Location and limits of the leach field and septic system and offset to the proposed structure, or location of a new system for the event center with offsets. [See Exhibit B](#)
- d. Access to the property and proposed events center (driveway location and width). [See Exhibit B](#)
- e. All easements that may affect the property. These should have been disclosed at closing on the property when purchased, if any exist. [No easements, attached is 811 findings, Exhibit D](#)
- f. Location of the Section Line clearly delineated for East 88th Ave. [See Exhibit B](#)

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 06/15/2023

Email: gmoon@adcogov.org

Complete

No OPEN violations at this location at this time. However, would like to see more information about this application.

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Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 06/07/2023

Email:

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0705H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. 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.

ENG3: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. The applicant must apply for an access permit for the property that is paved with a minimum of 4-in of asphalt or concrete within Adams County Right-of-Way. No additional access to be approved for this lot at this time. Existing access permitted under: ROW2007-00005.

ENG4: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG5: The applicant should submit a preliminary site plan that shows landscape plan, parking plan, grading and drainage based on the proposed use.

ENG6: The applicant is required to complete a Phase 3 Traffic Impact Study by a Professional Engineer (P.E.) licensed in the State of Colorado. Based on the Traffic Impact Study (TIS) estimate of 270 trips be responsible for addressing intersection impacts up to 1 mile from the proposed site. Please refer to Section 8-02 of the Adams County Development Standards and Regulations (DSR) for more information regarding the TGA requirements. The study should address any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development at with submittal of the EGR submittal. A site-specific traffic study addressing site specific issues identified with the future process. An updated Transportation study is being required by Planning and Development to determine the amount and/or distribution of traffic generated from a proposed development on to 88th Avenue.

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Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 06/07/2023

Email:

Comment

The following comments will apply at the time of development:

ENG7: This application includes overall site improvements that will require an Engineering review with an EGR. All requested resubmittal items for the EGR case must be submitted via email to the One Stop Customer Center. No building permits will be issued until the engineering documents are approved and the Engineering Review case is completed.

ENG8: The applicant appears to be proposing to install over 3,000 square feet of impervious area on the project site, which exceeds the Storm Drainage Study thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County's flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County's exemption criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

ENG9: The developer will have to submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of the construction plans and Drainage Report, the Traffic Impact Study, and all site improvements construction documents. The development review fee for this project will be \$1,000. This will apply at the time of development.

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Nick Eagleson

From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>
Sent: Tuesday, June 13, 2023 1:48 PM
To: Nick Eagleson
Subject: Re: Request for Comments: RCU2023-00029; JEA Event Center

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

Hello,

Please see the comments below for the CDPHE Water Quality Control Division:

The [proposal found on the Adams County website](#) indicates a new event center building that is 120 ft x 80 ft (9600 SF) for "weddings, birthdays, family gatherings, etc." The traffic analysis says storage of equipment and/or space for event hosting with as many as 450 guests. There does not appear to be any existing drinking water or wastewater facilities. The existing residence seems to be served by an existing well (2001 Department of Natural Resources well permit #235384 for use with a "single-family dwelling and watering owners' own large non-commercial domestic animals,") and an existing septic system (on-site wastewater treatment system) sized for a 3 bedroom house (2001 permit from Tri-County Health, number 2001-06-014054).

Neither the existing well or septic system are sufficient for an event center for 450 guests. The entity needs to provide adequate water and wastewater service for the event center facility. Depending on details, the drinking water or wastewater systems may need state review by the Water Quality Control Division, but that cannot be determined at this time from the information available.

David

David Kurz, P.E.

Lead Wastewater Engineer
Engineering Section

On Wed, May 17, 2023 at 12:10 PM Nick Eagleson <NEagleson@adcogov.org> wrote:

Good Afternoon,

Please see the attached request for comments for case RCU2023-00029, a request for a Conditional Use Permit to operate an Event Center in the Agricultural-3 zone district. Please provide any comments by **6/9/23**.

Thank you,



Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm



cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: [Brooks Kaufman](#)
To: [Nick Eagleson](#)
Subject: RE: Request for Comments: RCU2023-00029; JEA Event Center
Date: Wednesday, June 7, 2023 6:29:25 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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

Good morning Nick

CORE Electric Cooperative does not have comments and approves the CUP.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Wednesday, May 17, 2023 12:10 PM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: Request for Comments: RCU2023-00029; JEA Event Center

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please see the attached request for comments for case RCU2023-00029, a request for a Conditional Use Permit to operate an Event Center in the Agricultural-3 zone district. Please provide any

comments by **6/9/23**.

Thank you,

Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEgleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 19, 2023

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

Attn: Nick Eagleson

Re: JEA Event Center, Case # RCU2023-00029

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Nick Eagleson

From: Vic and Heather Cram <vhcram@hotmail.com>
Sent: Monday, May 29, 2023 12:31 PM
To: Nick Eagleson
Subject: Conditional Use Permit 41901 E 88th Avenue

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

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

Hello Nick,

We believe that issuing this use permit would negatively impact the area. There are already several properties nearby that host events frequently with loud music going past midnight and some events going for 2-3 days nonstop. The loud music is disruptive to the multitude of livestock in the area as well as a nuisance to those of us that live in the country for the specific purpose of peace and quiet enjoyment of our properties. The increase in traffic also presents hazards to area residents and livestock including alcohol-related recklessness and litter.

Thanks for your consideration,

Vic Cram

Sent from [Mail](#) for Windows

Thank you for your input!

Type text here

From: [Pamela Erickson](#)
To: [Nick Eagleson](#)
Subject: Request for Comments case RCU2023-00029
Date: Monday, May 22, 2023 12:53:40 PM

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

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

Dear Mr. Eagleson,

I did try to find the full text of the proposed request on the Adams County website where the other requests are located, but it is not listed.

I have many questions, at 9600 square feet, it is a very large building. Many times larger than any homes in the area. My questions are:

- Will the building and land both be used for events? *just the building*
- What is the projected Occupancy rating? *occupancy is 400, not all gathering will be that size*
- Will there be parking provided on the property, will guests be allowed to park on 88th Ave or Schumaker? *parking on site*
- Where is the projected traffic coming from (Hwy 79, 88th Ave, Imboden Ave)? *depends from where they travel*
- Will traffic control be provided? If yes, by whom (private or off/on duty sheriff)? *yes, private security*
If Adams County Sheriff, do taxpayers cover that cost? *n/a*
- What is the expected water usage, taken from our aquafer?
- What are they doing with sewage or will guests be using the "outdoor" potty? *septic*
- Will there be guns, fireworks and bonfires allowed? *no*
- Will alcohol be available, either provided or BYOB? *byob*
- What are these proposed events? Weddings, Graduations, Reunions, Rodeos, etc.
Specify. *it can be either one, except no rodeos or outdoor events*
- What is the decibal limit? The "impromptu rodeo" up on 104th and Schumaker is many times too loud. *n/a*

I'm not in favor of this request if any of these questions are answered "yes" in any form.

We moved to the country to be in the peace and quiet we get. We are NOT in favor of this request.

Feel free to contact me with any other questions.

Pamela Erickson
41490 E 98th Ave
Bennett, CO 80102

Get [Outlook for Android](#)

From: [Dorinda Gill](#)
To: [Nick Eagleson](#)
Subject: Requests for Comments case RCU2023-00029
Date: Thursday, May 25, 2023 12:46:44 PM

[You don't often get email from gdbg4@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Dear Mr. Eagleson,

I have many concerns with this! This is an enormous building, 9600 square feet. The homes in this area are no where this large. This is residential property NOT commercial! I am adamantly OPPOSE this being built.

I also have many questions!
Your letter, dated 17 May, came AFTER the 6 May open to the public questions.

- The a volume of traffic out here is high! Landfill and Dump trucks are plentiful. The roads, 88th Ave, Hwy 79 and Imboden, are not well maintained. Who will be responsible for road conditions and repairs?
- Will there be someone directing traffic? If so who pays for this? Private operator? **yes, private security**
- Will there be extra "security"? I'm sure the crime rate will go up.
- Who pays for this security ? **Event organizer**
- What is the expected water usage? How will this affect our aquifer? **n/a**
- What is the noise level considered appropriate? Again, we moved out into the country to get away from noise and congestion of city
- Will the building and land both be used for the events? **just the building**
- Where will the parking be provided? Do the "event "center" guests park on the property or 88th Ave or Schumaker? **parking on site**
- Will alcohol be provided, again security concern?
- Will there be fireworks, bonfires **no**
- I am also concerned with the amount of trash that will be dumped.
- Who will pick that up and pay for its disposal when wind blows it in others property?
- What are the hours of operation? Who polices-and pays that?
- Who do we co tact of noise and hours are not met? Again private security or taxpayer, Sheriff needed?
- How much light pollution will there be?
- Parking will need lighting? Times and wattage to be used? This will be disturbing everyone's peaceful evenings as we moved out to the country to get rid of light and noise pollution! I love my starry nights!!
- What in addition to proposed "events" will be held?
- This is going to decrease everyone's property value!

I moved out of the city to get away from the "noise and congestion" and into the peace and quiet of the country.

I am NOT in favor of this request!

I vote NO!

Thanks for the input, I answred some of the ones that are more specific, the other ones are more common sense as to who would be responsible and paying for such items.

Please feel free to contact me

Dorinda Gill
42110 E 98th Ave
Bennett, CO
80102

Sent from my iPad

From: [Sigifredo Luna](#)
To: [Nick Eagleson](#)
Subject: Case number RCU2023-00029
Date: Saturday, June 3, 2023 3:45:55 PM

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

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

In regards to the proposed JEA Event Center.

I'm replying to the request for comments.

I'm opposed to this proposal my reasons are that it will bring lot of noise to the area and lot of traffic when there is any events including drunk driving and many other disturbances.

We already have the land filled and waste management near by I don't think we need other nuisances, since that's the reason most of us moved up here to get away from all that kind of nuisances

Thank you

Sigifredo Luna

Thank you for your input!

From: [Jay Zimmer](#)
To: [CPD ePermit Center](#); [Nick Eagleson](#)
Cc: [Jay Zimmer](#)
Subject: ADAMS COUNTY PERMIT COMMENT REQUEST
Date: Tuesday, June 6, 2023 4:33:19 PM
Attachments: [Adams County Permitting Comment Request.pdf](#)

Some people who received this message don't often get email from i_rideaqha@hotmail.com. [Learn why this is important](#)

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

REGARDING CEASAR GUTIERREZ REQUEST - my neighbor Barbara Brown of 8900 Schumaker Road, Bennett, CO 80102, and myself at 9051 Schumaker Rd, Bennett, CO 80102, are against the proposed Planning Commission allowance of an Event Center.

My neighbors and I moved to the country to get away from this exact type of activity and hubbub. Why does everything commercial have to invade our quiet and country life. I'm tired of it and I'm tired of Adams County rolling over and approving anything coming down the pike and that in Adams County's mind can make tax money. If you think this stuff is so great, let it move next door to you.

Sincerely,
Julie Zimmerman
9051 Schumaker Rd
Bennett, CO 80102

Thank you for your input!

Nick Eagleson

From: Kiran <ganuthula@gmail.com>
Sent: Friday, June 2, 2023 7:02 AM
To: Nick Eagleson
Subject: Re: Documents for Case Number RCU2023-00029

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

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

Hello Nick,

After reviewing the documents, we want to go with an on-the-record comment of "No objections".

Thanks
Kiran Ganuthula
Adams 88, LLC

Thank you for your input!

On Mon, May 22, 2023 at 7:36 PM Kiran <ganuthula@gmail.com> wrote:
Hello Nick,

Thanks for the documents. I have a few follow-up questions. I will call you to discuss.

Thanks
Kiran Ganuthula

On Mon, May 22, 2023 at 8:21 AM Nick Eagleson <NEagleson@adcogov.org> wrote:

Hi Kiran,

Sorry, sometimes they take longer than expected to be posted on the website. Here's the attachments that will be posted.

Thanks!



Nick Eagleson

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6878 | NEagleson@adcogov.org | www.adcogov.org

County operating hours: Monday-Friday 8:00am-4:30pm

From: Kiran <ganuthula@gmail.com>
Sent: Saturday, May 20, 2023 9:47 AM
To: Nick Eagleson <NEagleson@adcogov.org>
Subject: Documents for Case Number RCU2023-00029

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

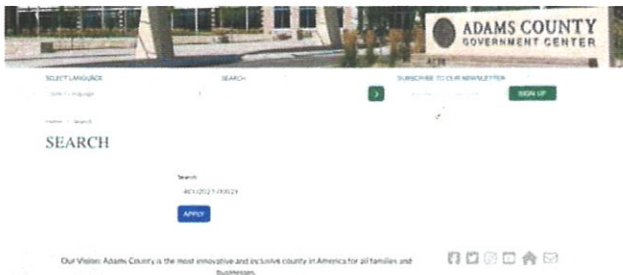
Please be cautious: This email was sent from outside Adams County

Greetings,

I received an RFC letter on Case Number RCU2023-00029. I am the Manager of Adams 88, LLC which owns the Parcels 0172724200003, 0172724200004 almost adjacent to the 41901 E 88th Ave referred to in that case.

I don't find any reference for that case at <https://adcogov.org/current-land-use-cases> as of today 05/20/23. Hence, I request you to send me the docs directly or a link to those docs on the county website assuming I am missing something to find them.

Thanks
Kiran Ganuthula
303 667 8887



Currently Existing Exhibit A

0.25" = 10 ft

41901 E. 88th Ave., net CO
 250' x 250' inset from survey
 revised 11/19/2001

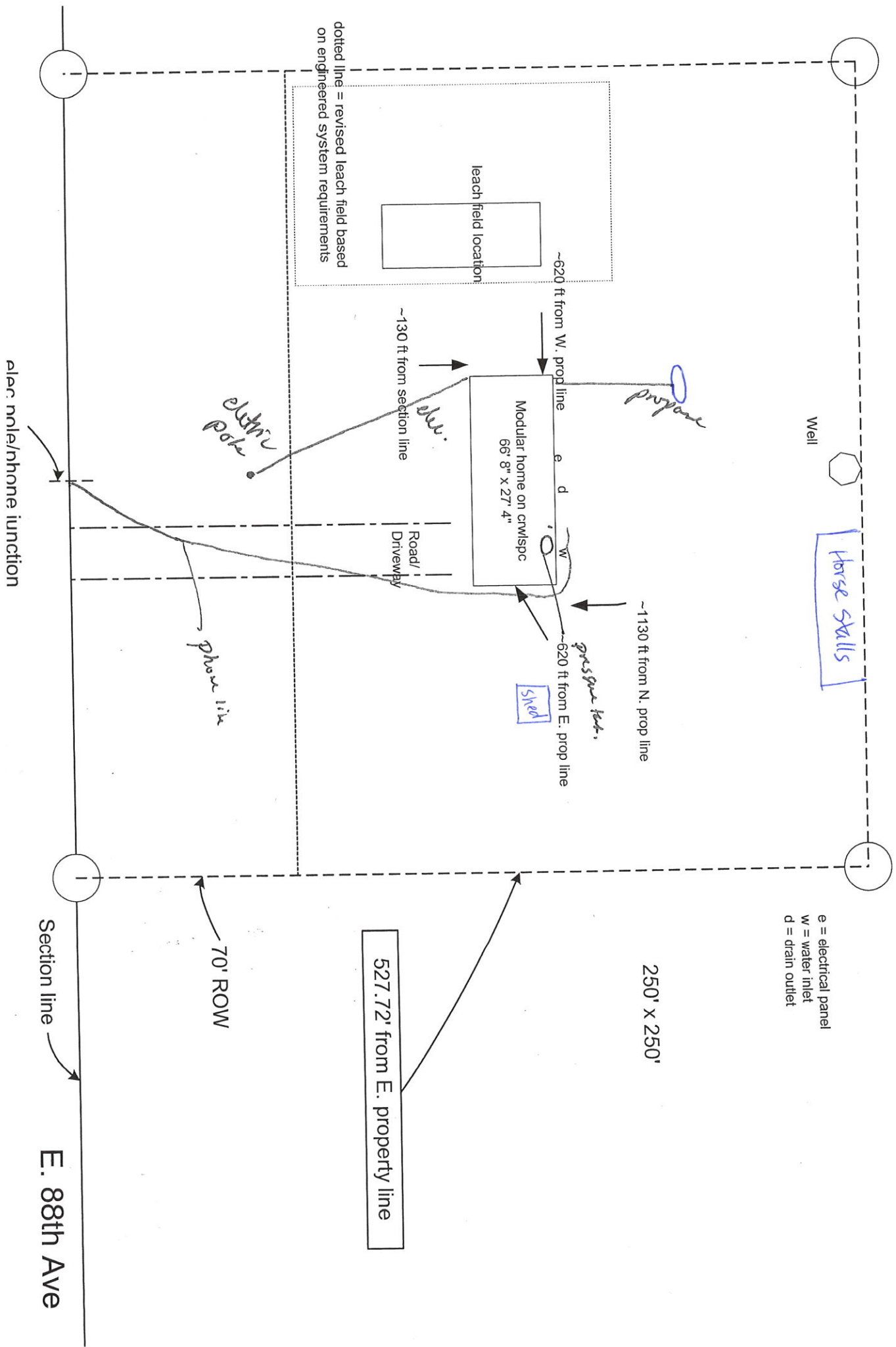
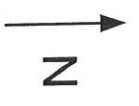


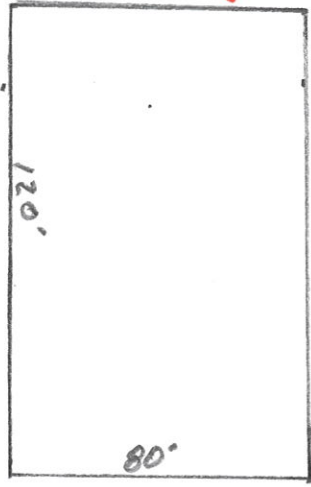
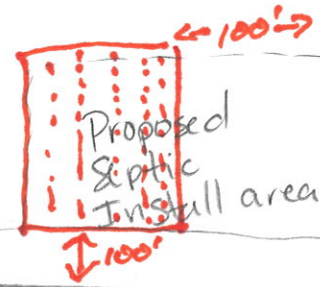
Exhibit B

Site Plan
41901 E 88th Ave
Bennett, CO 80102

↑ E

3
↑

↑ N



Fence

100'
from E Prop line

Parking



330 from Row

300' total

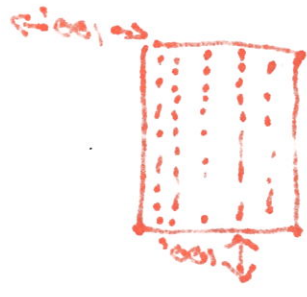
Proposed Entry way

70' ROW

↓ S

88th Ave

Experiment 8



N88°32'30"W 2648.33'

PARCEL 17
40.10 Acres.

S88°31'28"E 2608.89'

NE CORNER SE 1/4,
FOUND #6 REBAR W/1
P.L.S. 27269

669.76'

669.77'

669.58'

PARCEL 18
40.10 Acres.

S88°31'28"E 2609.55'

669.60'

N00°19'20"E 2647.89'

N00°22'41"E 2647.04'

1304.75'

1304.80'

PARCEL 20
40.10 Acres.

1338.68'

1338.64'

PARCEL 19
40.10 Acres.

TANK SITE

QUANSET HUT

SHUMAKER RD.

N00°20'54"E 1338.66'

Currently Existing Exhibit A

Site Plan Exhibit B

1305.44'

1305.41'

S88°31'27"E 2650.93'

E. 88th AVENUE

70' RIGHT-OF-WAY

SW CORNER SE 1/4, S 24, T 2 S, R 64 W,
FOUND 3 1/4" ALUMINUM CAP
IN RANGE BOX L.S. 6973

SE CORNER S 24, T 2 S, R 64 W,
FOUND 3 1/4" ALUMINUM CAP
IN RANGE BOX L.S. 7276

Entire Property Exhibit C

CONVENTIONAL SURVEY

17
D
17

DOC 1

ENV10.

Food, Beverage and water: will be provided by the event host

Everything else we will be managing appropriately

ENV18. Dust

I really to not see there being much dust as to the outside will have road base and inside will have concrete.

Exhibit D

Colorado 811 Current Status of Positive Response for Ticket B318001149-00B

From: Colorado 811 (ocars_pro@uncc.org)

To: cypgtz@yahoo.com

Date: Tuesday, July 4, 2023 at 12:07 AM MDT

This is an automatically generated response. Please do not reply to this message.

Ticket: B318001149 Rev: 00B Taken: 06/29/23 09:52 AM

State: CO County: ADAMS Place:

Address : 41901 E 88TH AVE

Location: C/C BENNETT LOC FRONT LOT *ACCESS OPEN*

View map and file attachments at:

<https://newtin.co811.org/mapticket/?t=CF4t33wysx0vyq2-h>

Member Code	Member Facility	Response
CONG05	COLORADO NATURAL GAS, INC	07/03/23 12:30 PM 002
	CLEAR - NO CONFLICT	
	Comments: This address is on the north side of 88th ave and cng's main is on the south side of 88th ave. running east and west.	
COREEC	CORE ELECTRIC COOPERATIVE	07/03/23 07:25 AM 022
	NO LOCATE NECESSARY - PER EXCAVATOR NO LOCATE NEEDED	
	Comments: 2023/07/03 07:24 Lines not in conflict with dig area Lines	
	Arial	
	Additional information from member available here	
ESTL01	EASTERN SLOPE RURAL TELEPHONE	06/29/23 05:03 PM 001
	LOCATE AREA MARKED	
	Comments: Completed.. painted and flagged	
FAHEYOG	FAHEY OIL & GAS	07/04/23 12:06 AM 999
	MEMBER FACILITY HAS NOT RESPONDED TO COLORADO 811	
VIAEROW	VIAERO WIRELESS	06/29/23 11:02 AM 002
	CLEAR - NO CONFLICT	
	Comments: Our fiber is in the South ROW of E 88th Ave, Please call Shannon @ 970-467-4040 with any questions or concerns	
WESG	WESTERN MDSTRM/KERR MCGEE/AWOC	06/29/23 11:32 AM 002
	CLEAR - NO CONFLICT	
	Comments: NO CONFLICT	

