



CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

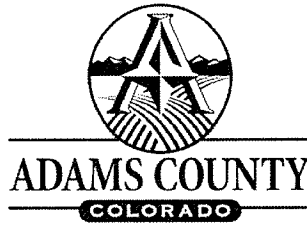
All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) *Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station*
- 4. Solid waste composting facility*
- 5. Scrap tire recycling facility*
- 6. Inert fill*

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed



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:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Written explanation.

- Metal building structure that can be used as an event hall. ex: weddings, birthdays, family gatherings etc.

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

SHUMAKER RD. N00°19'20"E 2647.89'

N88°32'30"W 2648.33'

PARCEL 17
40.10 Acres.

S88°31'28"E 2608.89'

PARCEL 18
40.10 Acres.

S88°31'28"E 2609.55'

PARCEL 20
40.10 Acres.

PARCEL 19
40.10 Acres.

TANK SITE

QUANSET HUT

site plan

N00°22'41"E 2647.04'

669.76'

669.58'

1338.64'

669.77'

669.60'

1338.68'

1304.75'

1304.80'

N00°20'54"E 1338.66'

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

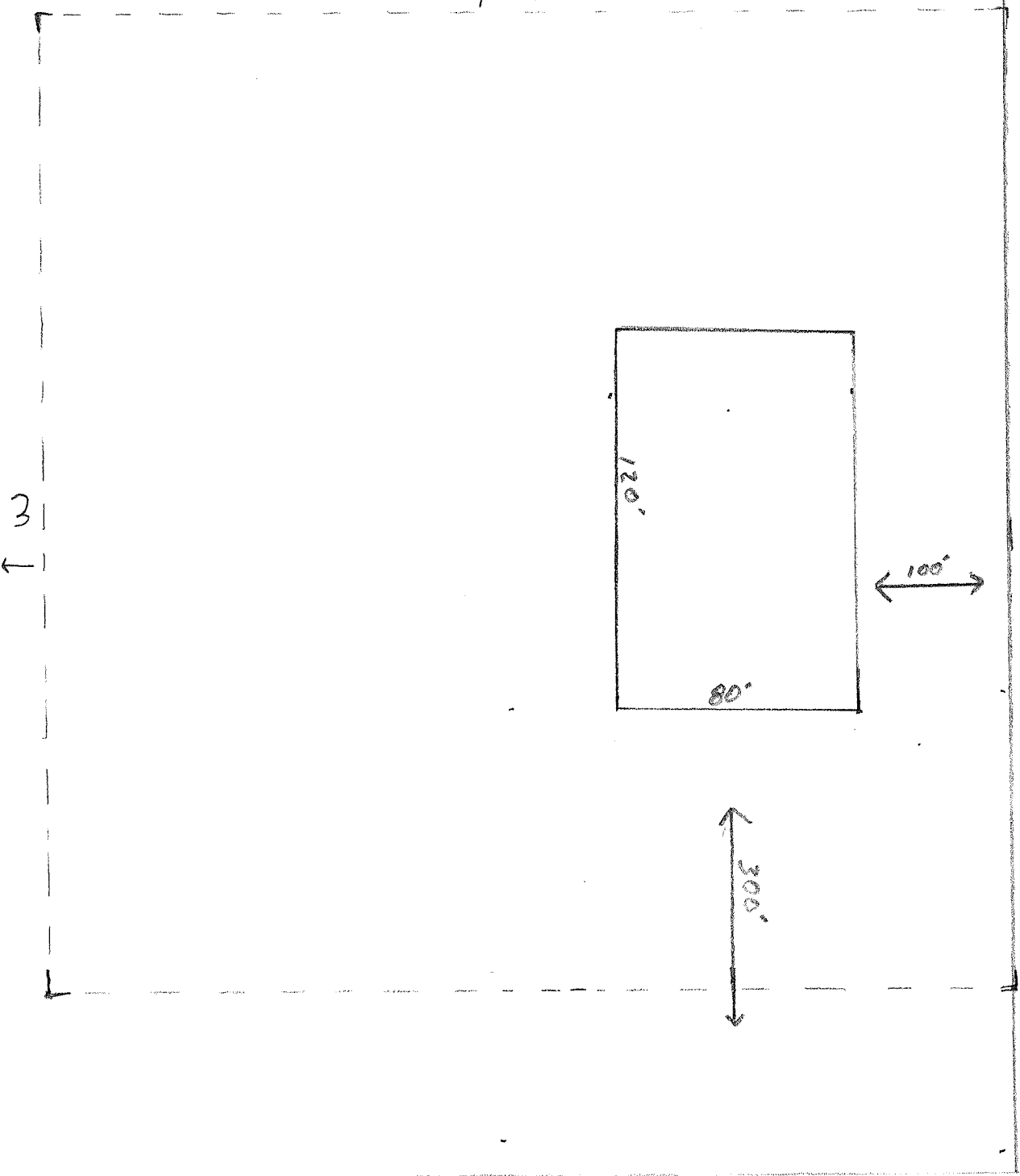
CONVENTIONAL
SURV

Site Plan
41901 E 88th Ave.
Bennett, CO 80102

↑ E

3
↑

2
↑



↓ S

88th Ave

HTC

Escrow No.: H0640789-019-MB0

Doc Fee: \$45.10

GENERAL WARRANTY DEED

This Deed, made April 30, 2021

Between Leslie Ann Brown of the County Adams, State of Colorado, grantor(s) and Cesar Osbaldo Gutierrez, a Tenant in Severalty whose legal address is 41901 East 88Th Avenue, Bennett, CO 80102-9613 County of Adams, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of FOUR HUNDRED FIFTY-ONE THOUSAND DOLLARS AND NO/100'S (\$451,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm; unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 41901 East 88Th Avenue, Bennett, CO 80102-9613

TOGETHER with all and singular hereditaments and appurtenances, therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

Leslie Ann Brown (signature)

STATE OF COLORADO
COUNTY OF ADAMS Denver

ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me April 30, 2021 by Leslie Ann Brown.

Witness my hand and official seal.

Bernadette Santillanes (signature)

Notary Public
My Commission expires:

Bernadette Santillanes
Notary Public
State of Colorado
Notary ID 20004021805
My Commission Expires: April 25, 2025

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER 235384
DIV. 8 WD 1 DES. BASIN 5 MD 9

APPLICANT

LESLIE ANN BROWN
16199 E 48TH AVE #4314
DENVER, CO 80239-

APPROVED WELL LOCATION

ADAMS COUNTY
SW 1/4 SE 1/4 Section 24
Township 2 S Range 64 W Sixth P.M.

DISTANCES FROM SECTION LINES

200 Ft. from South Section Line
2000 Ft. from East Section Line

UTM COORDINATES

Northing: Easting:

(303) 371-3037

PERMIT TO CONSTRUCT A WELL

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-105.
- 4) Water from this well may be used for domestic purposes inside 1 single family dwelling(s), and the watering of the owner's own large non-commercial domestic animals.
- 5) The maximum pumping rate of this well shall not exceed 15 GPM.
- 6) The annual withdrawal of ground water from this well shall not exceed 2.5 acre-feet.
- 7) The irrigated area shall not exceed 1 acre of lawn and garden.
- 8) The total depth of the well shall not exceed 310 feet, which corresponds to the base of the Denver aquifer. At a minimum, plain casing shall be installed and grouted through all unconsolidated materials and shall extend a minimum of ten feet into the bedrock formation to prevent production from other zones.
- 9) This well must be constructed within 300 feet of the location specified on this permit.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTICE: This permit has been approved with a change to the permit application form from that applied for by the applicant. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

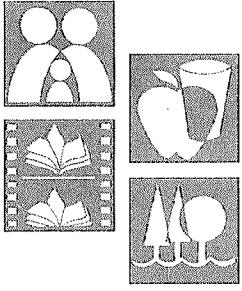
APPROVED
SMJ

State Engineer

DATE ISSUED **AUG 10 2001**

By EXPIRATION DATE **AUG 10 2003**

Receipt No. 0480021



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Richard L. Vogt, M.D.
Executive Director

CERTIFICATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This certifies that Individual Sewage Disposal System (ISDS) at
41901 E 88th Avenue Bennett CO 80102

County: Adams

has been permitted and installed in compliance with Tri-County Health
Department Regulation Number I-96. A file for the ISDS will be kept in
our Aurora office.

SUMMARY OF INFORMATION

The permit number for the system was: 2001-06-014054

The soils and percolation test was performed by: W W Enterprises

The design engineer for the system was: W W Enterprises

The system was installed by: Bennett Excavating

The system consists of:

- 1,250 gallon septic tank
- 1,250 gallon dosing tank
- 6,300 square foot absorption area.

The system is sized for 3 bedrooms. If additional bedrooms are
added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years

If the septic or dosing tank is equipped with an effluent filter, the
filter must be cleaned annually

If the system has alternating beds or is a drip irrigation system, beds or
zones must be rotated annually

Additional maintenance requirements may apply. Refer to the operations
manual or engineer's report for specific requirements.

Signature: _____

YANCEY, MARC

Date: _____

12-27-01



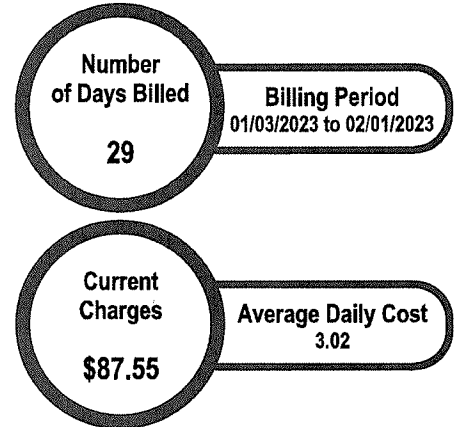
Pay by Phone: 1-844-937-1643
Outages: 1-833-267-3349

Account Number 95664779
Member Name PATRICIA GUTIERREZ
Service Address 41901 E 88TH AVE
District 6 Cycle 3
Billing Date 02/06/2023

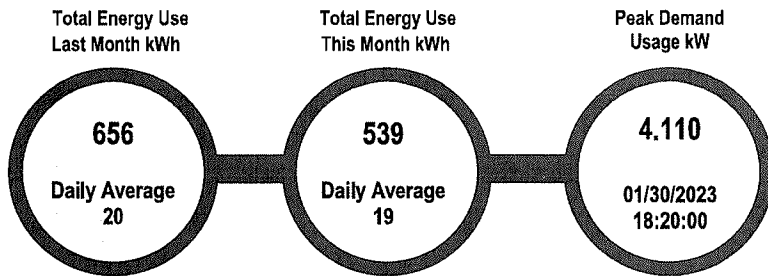
**AUTOPAY
AMOUNT**
\$87.55
Drafts on
02/27/2023

This bill does not reflect transactions after 02/06/2023
Charge detail found on the back of this page.

Your Billing Snapshot



Your Energy Use



Member Services (7-7 Mon-Th, F 7-5:30)
1-800-332-9540

Email
MemberContact@CORE.coop

www.CORE.coop

Outages (24/7)
1-833-CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



CORE ELECTRIC COOPERATIVE
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 02/06/2023
Account #: 95664779
AutoPay on 02/27/2023 - Do Not Pay \$87.55

Check box to update contact info, sign up for paperless billing or contribute to Energy Outreach Colorado.
Fill out information on reverse side

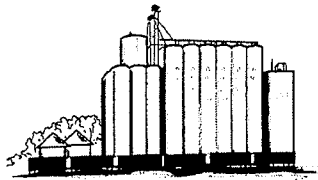
4 6631

PATRICIA GUTIERREZ
41901 E 88TH AVE
BENNETT CO 80102-9613

CORE ELECTRIC COOPERATIVE 3
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0095664779 00008755 00008755 0095664779 6



ROGGEN FARMER'S ELEVATOR ASSOCIATION

(303) 849-5506 FAX (303) 849-5508 P.O. BOX 8 ROGGEN, COLORADO 80652

Invoice	518677
Invoice Date	04/25/22
Due Date	05/20/22
Amount	-632.50

SOLD TO: CESAR O. GUTIERREZ
 41901 E 88TH AVE
 BENNETT, CO 80102

Acct. No.	Sold By	Type	Terms			
13682	JOLENE A	CREDIT CARD	NET DUE 20TH	LOC: 1		
Prod. No.	Description	U/M	Quantity	Unit Price	Amount	
1640	PAYMENT - THANK YOU PROCESSING FEE TOTAL ON CREDIT CARD \$645.15				-645.15 12.65	
	ROGGEN FARMERS ELEVATOR ASSOC 36401 WCR 24 1 2 ROGGEN, CO 80652 303-849-5506 2022 CREDIT CARD MC SALE XXXXXXXXXXXX 13:15 060: MWKBSFM30H Man Oil AMOUNT \$645. THANK YOU CUSTOMER COPY					
	TOTAL				-632.50	

ROGGEN FARMERS ELEVATOR
 36401 WELD CTY RD 24 1/2
 P O BOX 8
 ROGGEN, CO 80652
 Phone: 303-849-5506

Invoice	Customer	Invoice Date
518677	13682	04/25/22
Total Amount		-632.50

EXHIBIT A
ATTACHED LEGAL DESCRIPTION

A portion of the East 1/2 of Section 24, Township 2 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Considering the East line of said Section 24 to bear North 00°19'20" East as shown Hereon, and with all bearings contained herein relative thereto,
Beginning at the Northwest corner of the East 1/2 of said Section 24; thence along the West line of the East 1/2 of said Section 24, South 00°22'41" West, a distance of 3885.27 feet to the True Point of Beginning; thence South 88°31'28" East, a distance of 1304.75 feet; thence South 00°20'54" West, a distance of 1338.66 feet to the North line of Adams County East 88th Avenue right-of-way; thence along said North right-of-way line, North 88°31'27" West, a distance of 1305.44 feet to the West line of the East 1/2 of said Section 24; thence along the West line of the East 1/2 of said Section 24, North 00°22'41" East, a distance of 1338.64 feet to the True Point of Beginning,
County of Adams, State of Colorado.

Also Known as: **41901 East 88Th Avenue, Bennett, CO 80102-9613**



COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0137812	0172724400003	Jun 17, 2022	Jun 10, 2022	2022-06-17- MMMBATCH-1293

GUTIERREZ CESAR OSBALDO
 41901 E 88TH AVE
 BENNETT, CO 80102-9613

Situs Address
 41901 E 88TH AVE

Payor
 LERETA - WIRE 2022-0610

Legal Description

SECT,TWN,RNG:24-2-64 DESC: PARCEL 19 PT OF THE E2 OF SEC 24 DESC AS FOLS BEG AT THE NW COR OF THE E2 OF SD SEC 24 TH S 3885/27 FT TO THE TRUE POB TH S 88D 31M E 1304/75 FT TH S 1338/66 FT TO N LN OF E 88TH AVE ROW TH N 88D 31M W 1305/44 FT TH N 1338/64 FT TO THE TRUE POB 40/10A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	125,714	8,990	2021	428	75.486
SINGLE FAMILY RES - 1212	273,775	19,570	2021	428	75.486

Payments Received

Direct Deposit	Multi-Account Payment
Bank Account 1	

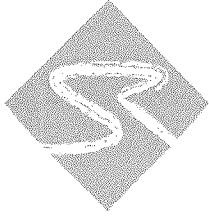
Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2021	Tax Charge	\$2,155.88	\$1,077.94	\$1,077.94	\$0.00
				\$1,077.94	\$0.00
		Balance Due as of Jun 10, 2022			\$0.00

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

April 6, 2023

Patricia Gutierrez
41901 E 88th Avenue
Bennett, CO 80102

**RE: 41901 E 88th Event Venue / Traffic Generation Analysis
Adams County, Colorado**

Dear Patricia,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled 41901 E 88th Event Venue. This development is located on the north side of E 88th Avenue and west of Schumaker Road (County Road 30) in Adams County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Land for the development is currently occupied by a single-family residence and is surrounded by a mix of residential, light industrial, agricultural, and open space land uses. The proposed development is understood to entail the new construction of an approximate 9,600-square foot structure to serve as a personal storage facility for the existing residence, as well as provide space for event hosting. The proposed event venue is estimated to provide capacity for as many as 450 guests.

Existing access to the development is provided at the following location: one full-movement access onto E 88th Avenue (referred to as Site Access).

General site and access locations are shown on Figure 1.



41901 E 88TH EVENT VENUE
Traffic Generation Analysis

Figure 1
SITE LOCATION

SM ROCHA, LLC
Traffic and Transportation Consultants

April 2023
Page 2



Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, are generally applied to proposed land uses in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

It is however noted that ITE does not provide trip generation data for an event venue land use. This is due to the intermittent use of event venues and the significant variability in the number of visitors depending on when an event is held and the type of event. Therefore, specific weekday and weekend trip generation rates for the proposed development were estimated based on anticipated venue operations, and in reference to typical assumptions made by the Colorado Department of Transportation (CDOT)¹. Referenced CDOT information is included as Attachment A.

The proposed event venue land use is understood to operate as a potential destination for weddings, anniversaries, birthday celebrations, etc., with an anticipated event frequency of only one event on a given day. Days of operation are anticipated to be limited to Friday, Saturday and Sunday, with most events likely to occur on Saturdays. Events may occur at various times throughout the day; however, it is expected that most will likely occur beginning at approximately 5:00 PM and continue until late evening. The venue is estimated to provide capacity for a maximum of 450 people per event including both guests and a limited number of on-site support staff as needed, such as caterers, photographers, and planners. It is however noted that the actual number of attendees will on average be less than the maximum capacity of the venue. Average attendance is assumed to be 75 percent of the total provided venue capacity.

It is anticipated that the greatest period of site generated traffic entering or exiting the site will occur prior to the start of an event during the arrival of guests. Prior to the arrival of guests, it is expected that catering services and any personnel involved in the setup and preparation of venue facilities will arrive and depart the site. These trips are anticipated to be significantly fewer than those generated by event guests and are expected to occur at least an hour or more before the event start. Pursuant to typical event operations, it is expected that most guests attending the proposed venue will carpool with an assumed ratio of between 2 and 2.5 passengers per vehicle. Additionally, it is expected that the majority guests will all arrive within a 15-to-30-minute time frame and are expected to stay for the duration of the event. During this peak period of generation, it is expected that 100 percent of vehicle trips will be entering the site, with none exiting. The departure rate of guests is expected to be less than the arrival rate, as guests are considered likely to leave the venue at staggered times throughout the evening depending on individual preference. Total average daily traffic (ADT) is expected to be twice the number of trips entering the site, or the total of entering and existing trips given that all trips entering the site are expected to also leave the site.

Pursuant to the indicated development operations, Table 1 summarizes the projected ADT and peak hour traffic volumes likely generated by the additional land use area proposed.

¹ Wedding Venue Trip Generation and Trip Distribution Memorandum, CDOT Region 3, January 2018.

Table 1 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES			
			24 HOUR	PEAK HOUR OF GENERATION		
				ENTER	EXIT	TOTAL
-	Event Venue	CAP	0.60	0.30	0.00	0.30

Key: CAP = Maximum Venue Capacity.

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the additional land use area proposed.

Table 2 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED			
			24 HOUR	PEAK HOUR OF GENERATION		
				ENTER	EXIT	TOTAL
-	Event Venue	450 CAP	270	135	0	135
		<i>Total:</i>	<i>270</i>	<i>135</i>	<i>0</i>	<i>135</i>

Key: CAP = Maximum Venue Capacity.

Note: All data and calculations above are subject to being rounded to nearest value.

As Table 2 shows, the development area has the potential to generate approximately 270 daily trips with 135 of those occurring during the peak hour of site operation.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Generation Distribution and Assignment

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the County, and the available roadway network. Site-generated traffic is anticipated to be distributed through the existing Site Access. Distribution along E 88th Avenue is general and assumed to be 90 percent to/from the east and 10 percent to/from the west.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for existing accesses. These volumes are then divided further upon travel through adjacent roadways serving the overall development area. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at the existing Site Access.

Table 3 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	PEAK HOUR OF GENERATION	
	Inbound Volume	Outbound Volume
Site Access / E 88 th Avenue		
Eastbound Left	13	-
Westbound Right	122	-
Southbound Left	-	0
Southbound Right	-	0

Development Impacts

As Tables 2 and 3 show, there is an increase in traffic volumes anticipated for the proposed development addition. However, due to the rural location of the site, and given that the majority of site generated trips are anticipated to occur outside of typical peak hours for the adjacent roadway network, the projected increase in daily traffic volumes is considered minor. These minor volumes are not likely to negatively impact operations of E 88th Avenue nor other adjacent roadways or intersections.

Auxiliary Lane Analysis

Auxiliary lanes for site development accesses are to be based on the County's Development Standards and Regulations² (Standards).

Considering development build-out, an evaluation of auxiliary lane requirements, pursuant to Section 8-01-08 of the County's Standards, reveals that left turn and right turn deceleration lanes at Site Access along E 88th Avenue may be required since the development's projected peak hour left turn and right turn ingress volumes exceed the County thresholds of 10 vehicles per hour and 25 vehicles per hour, respectively. However, due to the non-peak period operations of the proposed site and the rural location, provision of auxiliary lanes is not considered necessary with the proposed development.

As example, recent ADT information for E 88th Avenue as provided by the Denver Regional Council of Governments (DRCOG) from their Regional Traffic Counts program, indicates approximately 943 daily vehicle trips west of the proposed development site, and east of Manilla Road as of Year 2020. Further data reveals an ADT of 929 trips in year 2010, indicating a minimal annual growth rate for the area. With the assumption that the majority of these daily volumes occur during daylight hours, it can be estimated that peak hour through volumes during proposed event operations are very likely to be less than 100 vehicles. Based on Section 8-01-08 (4) of the County Standards, the need for auxiliary lanes may be waived if projected hourly volumes are less than 150 vehicles for right turn lanes, and 100 vehicles for left turn lanes.

² Adams County Development Standards and Regulations, Adams County, December 2020.

Conclusion

This analysis assessed traffic generation for the 41901 E 88th Event Venue development and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing Site Access, nor at the E 88th Avenue intersection with Schumaker Road. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor, and no off-site roadway or intersection improvements, such as auxiliary lanes, are considered to be required.

We trust that our findings will assist in the planning and approval of the 41901 E 88th Event Venue development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants



Stephen Simon, EIT
Traffic Engineer



Fred Lantz, PE
Traffic Engineer

ATTACHMENT A

CDOT Wedding Venue Trip Generation and Trip Distribution Memorandum



DATE: January 30, 2018
FROM: Kent Harbert, CDOT Region 3 Access Engineer
SUBJECT: Wedding venue trip generation and trip distribution

The ITE Trip Generation Guide does not include a land use category for wedding venues. It is, therefore, desirable to establish a standard methodology to project the trip generation rates and the trip distribution assumptions. The following is proposed:

Trip Generation

A wedding is a single event at a pre-established time. All of the wedding party and wedding guests will be in attendance at the ceremony. Therefore, the trip generation rate will be based on the capacity of the area within the venue to be used for the ceremony.

Typically, a wedding party will rent a venue with a capacity near the size of their wedding. Estimate that 75% of the venue capacity will be the typical size used for trip generation.

Estimate that the wedding party and vendors represent 10% of those attending the wedding and that they arrive more than one hour before the ceremony. The remaining 90% will arrive during the one-hour period prior to the ceremony.

Many of the wedding guest travel together as couples, families or groups of friends. Assume there will be 2 to 2.5 guests per vehicle.

Using the above factors gives a range of 0.27 to 0.33 for the trip generation factor as a function of the venue capacity. Use an average rate of 0.30 with 100% entering.

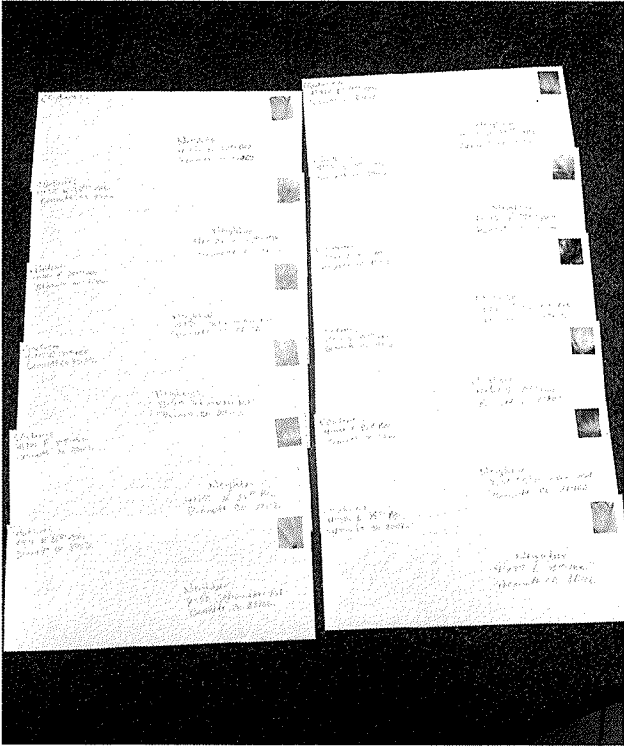
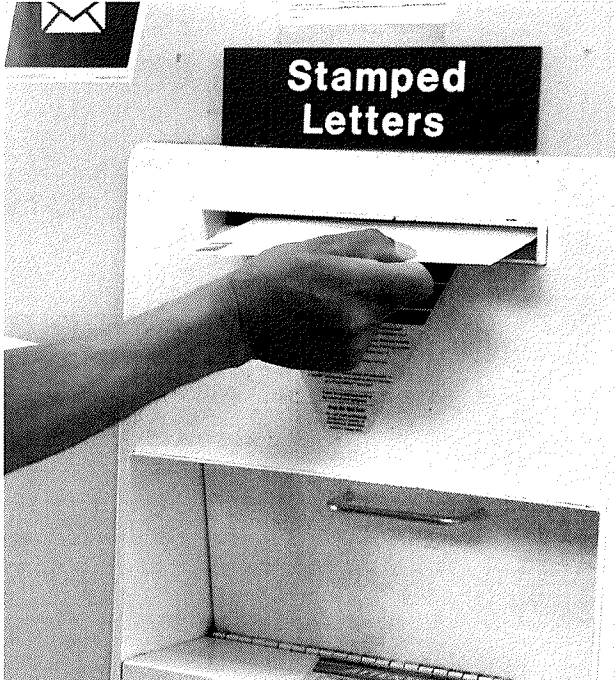
If the venue does not include a reception area use the same 0.30 rate for the exiting trips. If the venue has a reception area the exiting will be dispersed over a few hours. Use a rate of 0.12 (0.30 x 40%) for the peak hour of exiting vehicles.

Trip Distribution

Trip distribution for a wedding venue is not like other land uses where the traffic in one direction plus the traffic in the opposite direction totals to 100% of the design hour volume. For a wedding venue the majority of the traffic can be to and from one direction for one wedding and to and from the other direction for a different wedding. The two distributions need to be analyzed separately, not averaged.



Next page is a sample letter sent out to neighbors and sign in sheet used the day of the meeting.



April 21, 2023

Dear Neighbor:

This notification is to make you aware that we will be undergoing construction on a Metal building project at 41901 E 88th Ave. We are hoping to be able to use the building for events as well as normal storage uses. We are hoping to commence with this construction this summer with an estimated completion date before winter comes.

All construction activities will occur in accordance with the guidelines set forth by the Adams County Community & Economic Development. We will do our best to limit the amount of noise or disruption to you throughout construction.

We would like to invite you to a meeting on Saturday, May 6, 2023 at 2PM, where we can further give information if you have any questions or concerns regarding this new project.

Sincerely your neighbors,

A handwritten signature in black ink, appearing to be 'Cesar and Patricia Gutierrez', written in a cursive style.

Cesar and Patricia Gutierrez

Neighbor's Meeting

Date: May 16, 2023 @ 2pm

We, the undersigned, are the neighbors around the proposed building construction located at 41901 E 88th Ave., Bennett, CO 80102. We have no objection/complaint for the construction and future operation of the said structure.

Name and Address of Neighbor

Signature

KEITH BIGGS 41455 E 88TH

Keith Biggs

Thank you!