



Request for Comments

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

January 31, 2017

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

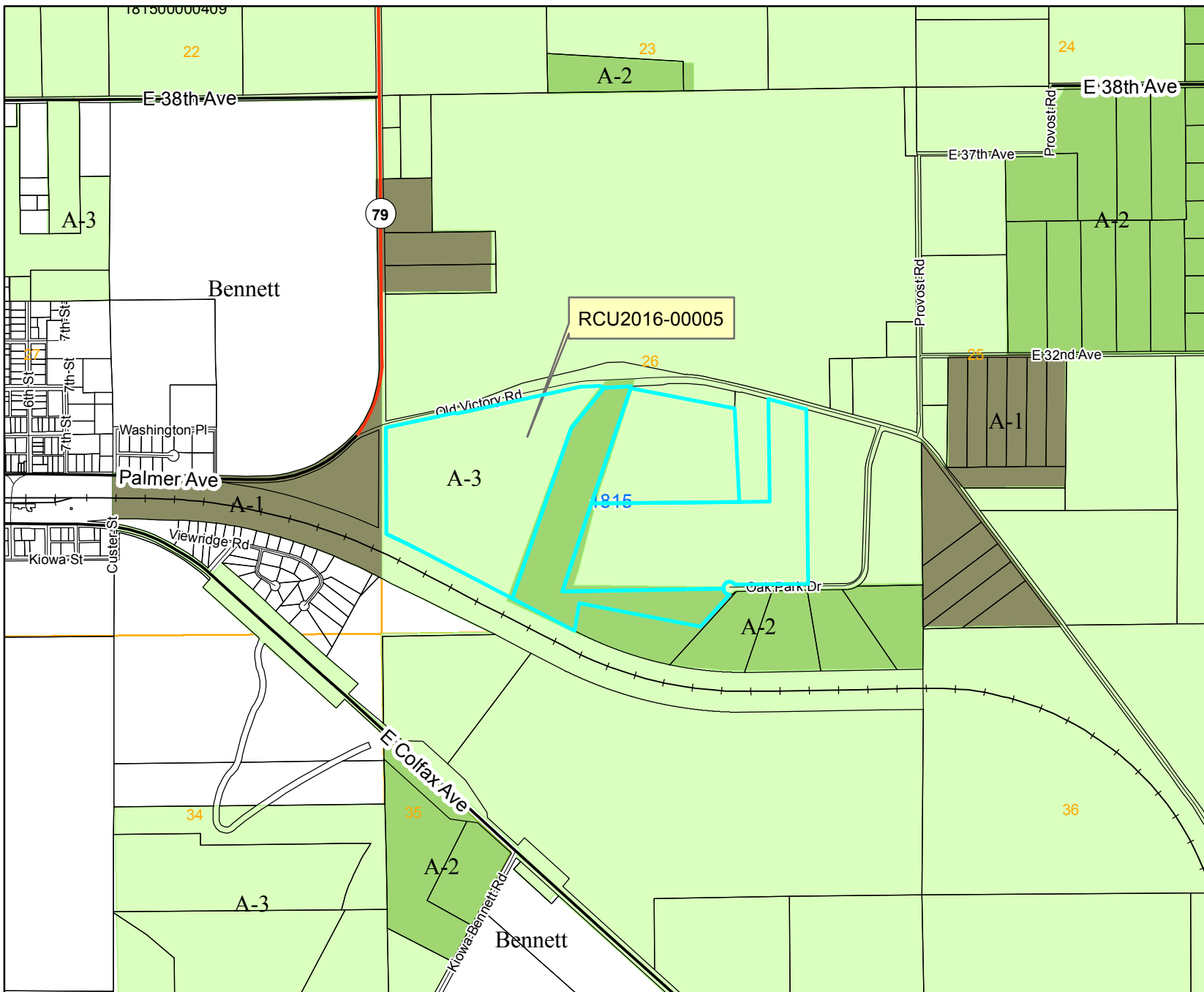
Conditional Use Permit to allow an outdoor commercial recreation use (Paintball facility/course).

This request is located at: 49100 OLD VICTORY RD & 49230 Oak Park Drive
The Assessor's Parcel Numbers: 0181500000352, 0181500000380, 0181500000417, & 0181526301001
Applicant Information: MITCHELL WAYNE A LLC
49230 OAK PARK DR
BENNETT, CO 801028922

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **02/22/2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner



LEGEND

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

Kiowa Creek Airsoft CUP
RCU2016-00005



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP

Kiowa Creek Airsoft & Paintball LLC, comprises of Owner Kevin Mitchell, Manager Sean Galloway and Manager Ross Kortgardner. Ross Kortgardner and Sean Galloway have spent many years both participating, organizing, and managing the sport of Paintball & Airsoft across the country. Kevin Mitchell, is the owner Kiowa Creek and has operated the business for many years in Bennett, CO. Our Goals for the business is to grow both Paintball and Airsoft in the region and provide a fun and safe location for participants to play in a controlled environment.

We want to bring a unique experience to the Airsoft and Paintball community at the Kiowa Creek Location in Bennett Colorado. We believe that this location will bring that experience, and excitement. We can see the potential business growth for local commerce, restaurants chains, and small businesses in the city of Bennett. To achieve this goal we want to grow our business from the current 50 or less participants to 100-200 participants per week. We believe this goal is easily achievable with what this location provides.

Kiowa Creek Airsoft and Paintball is located at 49100 Old Victory Rd. in Bennett, CO. and is open from 9am to 5pm Saturdays and Sundays throughout the year. The facility consists of a small office for players to register for the day, a small storage shed that holds necessary equipment and props to use to create a unique experience for the participants. There is a large parking lot for participants to prepare in between games. The Parking lot, Storage shed and office is separated from the field by a safety boundary and large netting designed to stop paintballs and bbs from entering the parking area . There are boundaries approximately 100 ft away from the Union Pacific Railroad, and another across Kiowa Creek boarding the Mitchell Family Trust. Another boundary is ¼ mile south of Old Victory Rd. The field consists of 3 different fields equalling to about 80 acres consisting of two bases on either side with a small simulated village separating them. We can combine each field for large numbers of participants or we can use each individually. Kiowa Creek runs the length of the facility and is part of each field.

When People arrive they are required to go to the office and check in. There they can purchase rental equipment and needed supplies for the day. After they have registered they must attend a safety briefing to know and understand the rules of the field. Players who violate the rules will be escorted off the field and reprimanded for their actions. Either by being given a warning or by being ejected from the property depending on their violation. When players are ready they will be given a briefing about the game they are about to play and be escorted by a referee onto the field. When the game is finished they will be given an opportunity to prepare for the next game in the parking lot. This continues throughout the day until around 5pm when staff will clean up the field and parking lot to prepare for the next operating day.

We believe this is a great opportunity for Adams County, City of Bennett, and Kiowa Creek partners to provide the region an excellent and unique service to the community as well to the sports.

Answers to Mr. Christopher LaRue's Questions Regarding PLN7 for Letter Sent to Mr.

Kevin Mitchell Dated 2/11/16

Project Number: RCU2016-00005

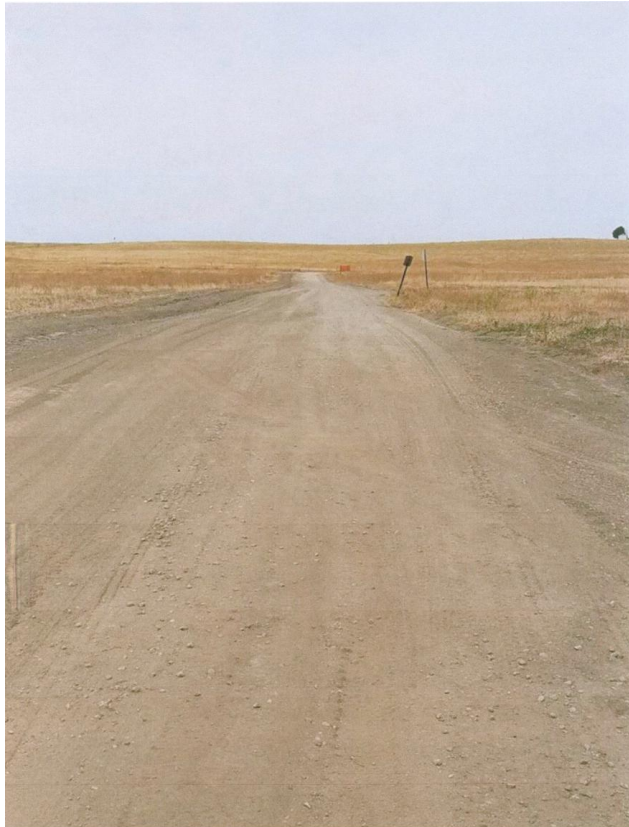
Project Name: Kiowa Creek Airsoft CUP

A. Tell us the anticipated number of employees onsite

- 4 employees to be onsite

B. Is there a central access/gate to the facility? How is Money Exchanged?

- 1 access from Old Victory Rd. Main road leading to facility is 2 cars wide.
- Money is exchanged at a front office/shop through a cash box and Square reader Credit card App



C. Are any buildings proposed for the operation?

- Currently we have storage shed, Office, and tools shed all custom built with locking doors (Images Below)
- We propose 2 conex storage containers, for office and storage use. It will look cleaner, more professional, secure and our main concern safety.



D. How do people find out about the business?

- Social networks such: Facebook, instagram, emails.
- Word of mouth, flyers, business cards

E. Please provide more information about the paintball course itself. How will it be set up, and how do people participate? Can multi groups participate at the same time in different areas?

- The course runs north to south roughly 80 acres split into 3 courses. Two dirt roads run down the length of the course for vehicle access. Throughout the course have various wood fences screwed together to form walls and mounted to 4x4 beams. Various entrenchments and dirt hills. 6 Village buildings made out milled lumber to create non livable buildings that can be moved throughout the course with heavy machinery. Various amount of vegetation and trees.
- Participants are split into teams, and start at different starting points on the field and try to complete objective discussed during briefing.
- Multiple groups and or private groups can use different sections for the course that are not being used led by a ref/employee

F. Is there a waiting period for people to get on the course if it is being used? What do people do while they are waiting for the course to clear? Is there shelter? How long do event last on the course.

- Participant must wait till the end of the round and the employee escorts them back onto the course
- Participants while waiting will be prepare gear and resources for the next game in the parking/staging area.
- Currently there are only 2 shelters available.
- We propose more shelter around the parking/staging area
- Average time on course is 20-30 minutes with 15 min breaks Operation times on the course is from 10am to 4pm with Lunch break

G. Describe how the business operates, how do people participate?

- We operate 1-2 day a week, Sat-Sun. 9am-4pm, Employees start by setting up the course for the day at 9am. Employees will open up the Office/Shop at 9:30am to have players sign waivers and purchase gear and rentals. At 10am Employees will give a mandatory safety meeting to go over rules and safety protocols. After the safety meeting players are required to have their gear checked by staff to properly ensure players are not breaking those safety protocols. Around 10:30 players are split into teams and informed about the rules of the game. Players then go to their respective starting locations and wait for game staff to start the game. When the game is over players can go back to the Parking/Staging Area to wait for the next game. At 12pm Players are given a break till 1pm. At 1pm players are required to have gear checked by staff to ensure safety protocols are being followed. Players are split into teams, go to their respective starting locations and wait for staff to start the game. At 4pm staff ends the game and players are required to leave the field. Staff clean up the course, office, shop, and parking lot of trash and gear, and then close.

H. Will there be a cap on the number of people allowed on the property at one time. How many people can participate at one time on the course?

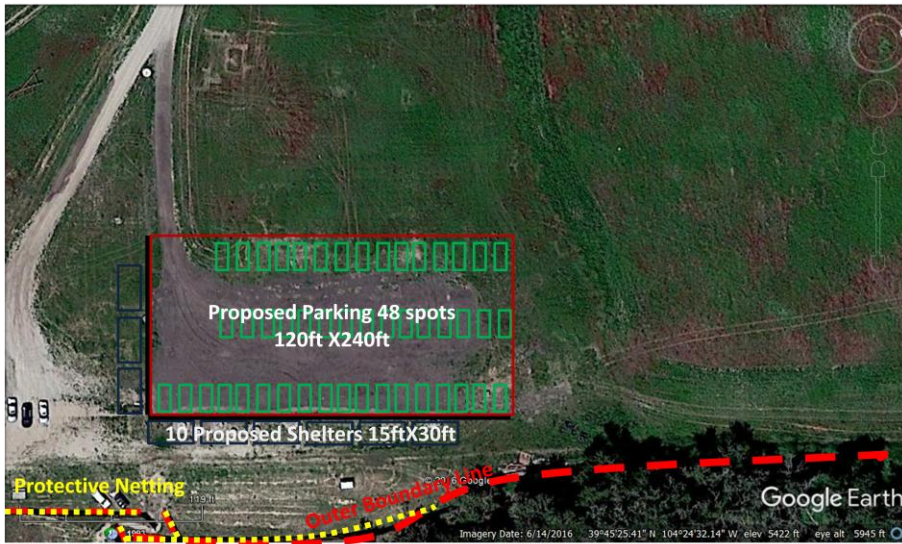
- During normal operating weekends, non-special events weekends, we have a cap of 100 players. We have never gone over 100 players for a non-special event. We could go more if needed. For special events the cap is 250 players.
- All players can participate at the same time.

I. Parking areas are required to be paved. Please justify the number of parking spaces you have planned. You state you anticipate approximately 50 participants a day or approximately 200 participants over a weekend. Can you explain how you arrived at these projections? The number of parking spaces you show would not be sufficient.

- In addition to the parking lot we have a mowed field players can use for camping.
- For non-special events parking has been sufficient enough to hold 50-60 players, most players car-pool.
- For special events the field can be used for camping. Players usually park next to their campsites.
- In the past few years we have had larger scale events that have reached 250 participants.
- We have a minimum of 48 proposed parking spots.
- PICS BELOW



Kiowa Creek Airsoft & Paintball Proposed Parking Site Plan



J. Have you ever operated a paintball type business in the past? What experience do you have operating a business like this? Do you have any special training for running a business like this?

- Ross Kortgardner-Been in the Paintball Industry as a consultant and participant for over 20 years. I currently run an Airsoft Event entertainment company call JTAC Airsoft Productions LLC that has been in business for 4 years out of the State of Colorado. I have been working with the current Kiowa Creek staff for 5 years. I have developed ideas for the business and building the foundation of Kiowa Creek, through my experience and knowledge of this sport such as Community relations, product knowledge and development, industry safety procedures, and retail sales.
- Sean Galloway- 2 year paintball business experience. 6+ years Experience in fixing and building airsoft guns and as a participant.

K. What types of safety and emergency protocols do you have in place should there be an accident? What are your emergency contingencies? What happens if a storm event occurs?

- We have an emergency vehicle access point on the south side of the course. This has been used by local firefighters and law enforcement.
- When there is an emergency, players are escorted off the field.
- If there is a medical emergency Staff are to grab the first aid kit from the office. Certified first-aid responders are called to the scene of the emergency. Many of our players are first-aid certified or work in the emergency medical field. If the emergency is life-threatening or severe, emergency services are called and directed to the access point to address the situation.
- If it is a fire, Emergency fire service are called and escorted to the fire.
- When a storm event occurs players are told to take cover in their cars and available shelter. If the storm event is severe we will close.

L. Please tell us how you intend to meet the landscaping requirements from the development standards and regulations found in Section 4-16.

- Our team will have to evaluated the regulation and discuss each section.
- A meeting between the county and Kiowa Creek Airsoft will need to be place to discuss their regulations as 90% of them do not pertain to our kind of business and we will be looking for exceptions

M. Will the operation be seen from any public right-of-way? How do you intend to screen the use?

- The operation can be seen from Old Victory Rd. Tree cover and netting screens the course from view. It is roughly ¼ mile off Old Victory Road



N. Provide more information about the safety and mitigation measures. Could the paintballs leave the site and impact any public right-of-way or neighboring property?

- The boundary of the course is >200 ft away from Old Victory Rd. Visibly marked. All participants must stay within the area. Where the boundary is set, paintball markers are out of range. As for Neighboring property paintball would leave back into the Mitchell Land trust

O. What would the possible impacts to neighboring property owners and how would you mitigate concerns? What are the noise impacts? Are lights planning to be installed? You should state the hours of operation would be from sunrise till 10pm.

- Kiowa has been operating for over 3 years at its current location. Current neighbor has had no concerns or complaints about noise. We will keep in further contact with the neighbor. All other surrounding land is owned by the Mitchell Family trust.
- As for hours of Operation and lighting, we currently operate in the daylight hours 9am-5pm. Lighting is available around the office and storage areas for employees that arrive early morning and or stay late at night for clean up.

P. How far do the paintballs travel? What measures will you take to ensure paintball won't leave the property? What direction will shooting take place in relation to the property boundaries?

- Depending on the paintball marker, the average range is about 80-100 ft
- The boundaries of the course are a minimum of 200 ft away from Old Victory Rd and neighboring properties to ensure paintballs don't travel onto Old Victory Rd and adjacent properties.
- Shooting usually takes place going north to South shooting away from the property boundaries, towards the center of the course. If games get to close to the boundaries we end the game.

Q. You stated everyone must wear safety gear. Do they bring their own gear? Are you planning on renting gear and or selling paintball? If so, how would this be organized and where would it take place?

- Players are required to bring their own face/eye protection.
- If they don't have the required safety gear they can purchase or rent it at the office/shop when they register for the day.
- Players are required to use our paintballs for safety. This is purchased at the Office/Shop.
- Players are permitted to use their own bbs as long as they are inspected by the game staff to be safe and biodegradable.
- Players can buy and rent gear from the office/shop where the players register. There are two windows for two ques. One for entry/rentals the other is for gear/ammo purchases.

R. Would you ever plan and special events for the paintball facility? If so, what kind of event would you anticipate and how many attendees? You Need to provide enough parking and be able to for a large amount of people is necessary.

- Special events range from themed games (western, superheroes, zombies etc.) to non-stop games (games without timed breaks, players take breaks when they feel necessary.)
- Special events usually have around 100-200 attendees with a 250 cap.
- Parking has not been an issue, so far, for these special events.

S. Are you planning any type of special signage to advertise your business?

If so, please describe what that would consist of.

- We have a sign on Old Victory Rd at the access point that has our name “Kiowa Creek Airsoft and Paintball”. It will also have local groups and sponsors we support advertised on it.



T. You state you would be using theatrical props for the course. What would those consist of? And how they look? Where are they stored? Provide picture or diagrams.

- These props are mostly old/foreign military surplus containers.
- The containers are made of wood, hard green plastic, and metal. Ranging from military surplus ammo cans to large plastic containers.
- They are stored in a storage shed next to the office. We plan on using a conex in the future to store our props
- (PICS)



U. You state there would be protective netting to protect cars in the parking lot. What would be this netting consist of, and how would it look? How tall would it be? Is the netting specially designed for paintball applications?

- Netting would consist of standard paintball netting that is used in the industry. Bought from a paintball distributor.
- Netting will be black hoisted up and strung across planted pole along the field boundary that faces the parking/staging, and office areas.
- Netting will stretch 20 feet in height
- (PICS)



V. Provide written proof from the Division of Wildlife that these concerns have been addressed. You provided a letter from them dated March 16th 2012.

- We have contact Joe Pedia CPW the letter still stands with concerns on operating a facility with in the area
- Concerns will be addressed during our daily safety briefings

W. A much more detailed site plan should be prepared graphically for you pre proposal

- We have created a site plan which includes ideas we have purposed for the future. It's included in the packet. (See KiowaCreekSitePlan.pdf)

X. You provide a certificate of liability. Please provide greater detail on what this covers, and how it functions?

- Details provided from Insurance carrier in packet.





49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

7th December 2016

Christopher LaRue

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

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP

Mr. LaRue

Concerning the letter you sent Kevin Mitchell on November 16, 2016 about the referenced project. We have been reviewing the comments and paperwork needed to move forward with the project. We would like to inform you we are wanting to complete the project and hope to meet with you shortly to show you our progress before December 16, 2016.

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

12th December, 2016

Christopher LaRue

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

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

We understand the need for water and wastewater facilities at a normal daily operation. However our particular operation and business, operates 1 day a week on average with an occasional Sunday. Total operation days annually on average, 40 days. We have been in the industry for 20 years, both as a participants and management. We have traveled to numerous establishments across the US, and about 95% of these outdoor establishments do not have running water and or wastewater facilities (bathrooms) onsite. Including our home state of Colorado and all neighboring businesses do not meet these requirements. One such business exists is in Adams County, only 2 miles from the Government and county offices in Brighton, CO. We feel that our current facility is adequate to the Paintball/Airsoft industry standards across the country. In regards to building a waste water and running water facility in the future, if the business grows to the extent that it becomes necessary to introduce a facility for these utilities we will address them at the time. At the current moment the influx of money to our business makes building these facilities impractical and out of the current budget for our business. We are expecting the growth in the next 5 years might give us the ability to install these facilities and can make plans to attempt to meet this objective.

Current and future 2017 outlook
Average participants per weekend 30-50

April-June 1 Porta-Pottie onsite

June-Sept 2 Porta-Pottie onsite

Sept -Nov 1 Porta-Pottie onsite

Dec-March Closed



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

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

Special Events:

Typically 3 per year

100-200 participants

3+ Porta Potties on site for the weekend.

Please see attached pictures.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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

Images





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

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Union Pacific Railroad; Patrick McGill
RE: Rail Safety/trespassing Fencing

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

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

Please see attached pictures.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Union Pacific Railroad; Patrick McGill
RE: Rail Safety/trespassing Fencing

Images of no trespassing signs





49100 Old Victory Rd.

Bennett, CO 80102

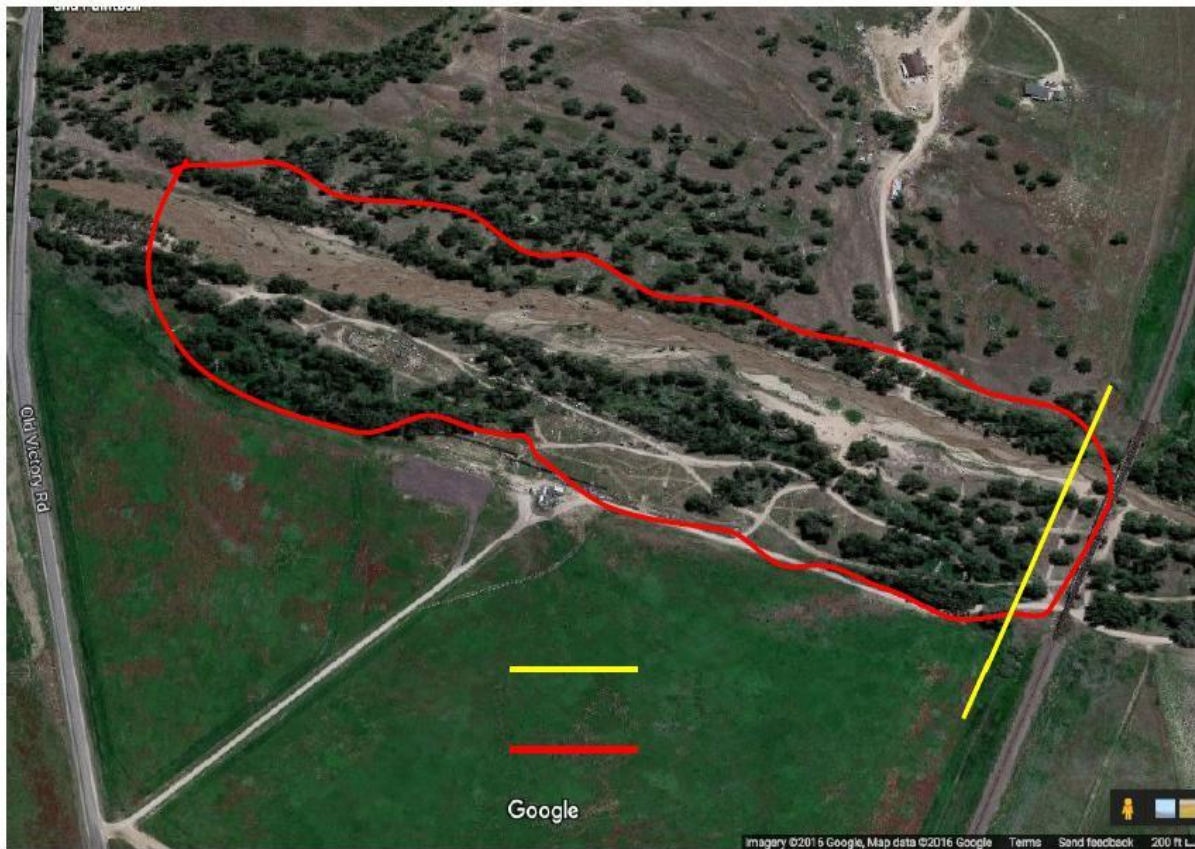
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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Union Pacific Railroad; Patrick McGill
RE: Rail Safety/trespassing Fencing

This is the proposed boundary to protect the railroad.





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

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: IREA; Brooks Kaufman

Ross Kortgardner contacted Mr. Kaufman on concerns with the electrical being damage from paintballs. After discussing the concerns our conclusion was the electrical box and/or transformer that resides on the property will not be damaged by paintballs due to the pole and box does not sit on the playing field. It resides in the non-shooting staging area behind the main office away from the participants. Mr. Kaufman stated to Ross Kortgardner that this location is acceptable and has no further concerns.

Please See Attached Pictures.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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Bennett, CO 80102

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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: IREA; Brooks Kaufman

Image of Electrical Box





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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Bennett Fire Protection District #7; Captain Caleb J District

Roadways were sufficient prior to this statement 4 years ago by Bennett fire Dept. but have been improved since the original letter sent back in January 2016. A new base and width have been laid out measuring over 20 ft wide. As for road base, concrete has been laid out with a 6 inch depth installed.

Addressing the concerns for proper fire extinguisher(s) for the facility, we currently have a extinguisher measuring 5 lbs. Current date on the tank is unknown. For future plans (2017) we are planning on installing 2 new extinguishers for the facility that are up to code.

We are planning on scheduling fire code inspections to meet Bennett Fire Districts codes with a licensed inspector

As for gates on the property and codes:
Manual gates will be installed in 2017 to keep out trespassers. They will also be installed with a KNOX padlock to meet the Fire Department's safety standards.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Colorado Department of Health & Environment; Kent Kuster

The CDPHE has expressed they have no comment on our proposed request for a conditional use permit to allow the outdoor recreational use at our facility. They did have concerns about the emitting/ discharging of pollutants into the air and water. We can assure the CDPHE that the use of only biodegradable materials is a must at our facility concerning paintballs and airsoft BB's and participants will be required to have their paintballs and airsoft BB's inspected before they are allowed to use the facility. We also do not intend to ever emit/discharge any form of hazardous materials at our facility. We also intend to keep the kiowa creek bed free from structures. We intend to keep the site free from trash and promote cleanliness on the site.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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

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

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

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

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

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

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Adams County Parks and Open Space; Aaron Clark

We contact Aaron Clark about any concerns running a business at that location and any effects it would have for future and current open space plans.

Currently Aaron stated there is no current and or future plans for the surrounding areas as well as affecting future planning.

He also stated there is no known open space trails and or park adjacent to the property and will have no effect.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP
ATTN: Development Services, Engineering; Greg Labrie

We contacted Greg about concerns on the traffic impact for the area.
He checked into the address and stated that area needs to have a "Traffic Study."
We have mentioned that we need this study with Kevin Mitchell the Property owner,
he stated he that he talked to Marilyn Cross CDOT Region 1 Traffic Section Manager.
(contact information below). She stated that this "Traffic Study" is not justified

Transportation Systems
Management & Operations

Marilyn Cross CDOT
Region 1 Traffic Section
2000 South Holly Street
Denver, Colorado 80222
(303) 512-4266 Fax:(303) 757-9886

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



49100 Old Victory Rd.

Bennett, CO 80102

Sean Galloway (720-375-3649)

Ross Kortgardner (720-249-7621)

Kevin Mitchell (720-281-4017)

12th December, 2016

Christopher LaRue

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

RE: RCU2016-00005 / Kiowa Creek Airsoft CUP

ATTN: Colorado Department of Transportation; Steven Loeffler and Brandy Camper

Pertaining to signage being visible to Highway 79 from our facility, our signage stands no more than 10 ft tall, is located on land owned by the Mitchell Family Trust and is not visible to Highway 79.

Please see attached pictures.

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

Thank you,

Ross Kortgardner

Manager

Sean Galloway

Manager



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Images of the Signage





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RE: RCU2016-00005 / Kiowa Creek Airsoft CUP

ATTN: Colorado Department of Transportation; Steven Loeffler and Brandy Camper

Images of the Signage



Kiowa Creek Airsoft & Paintball Site Plan



403 ft

1993

© 2016 Google

Google Earth

Imagery Date: 6/14/2016 39°45'19.81" N 104°24'29.55" W elev 5429 ft eye alt 7177 ft

403ft

Kiowa Creek Airsoft & Paintball Office Site Plan



Emergency Access Road

Staff Area

Remove Tool shed

Proposed 47'x8' Storage Conex box

Proposed Staff Parking

Proposed 40'x8' Conex box Office/Store

Air Fill Station

48ft
1993

© 2016 Google

Google Earth

Imagery Date: 6/14/2016 39°45'22.22" N 104°24'32.54" W elev 5427 ft eye alt 5638 ft

48ft

Kiowa Creek Airsoft & Paintball North Town Site Plan



Access Road

Remove existing structures in this area

191 ft

191ft

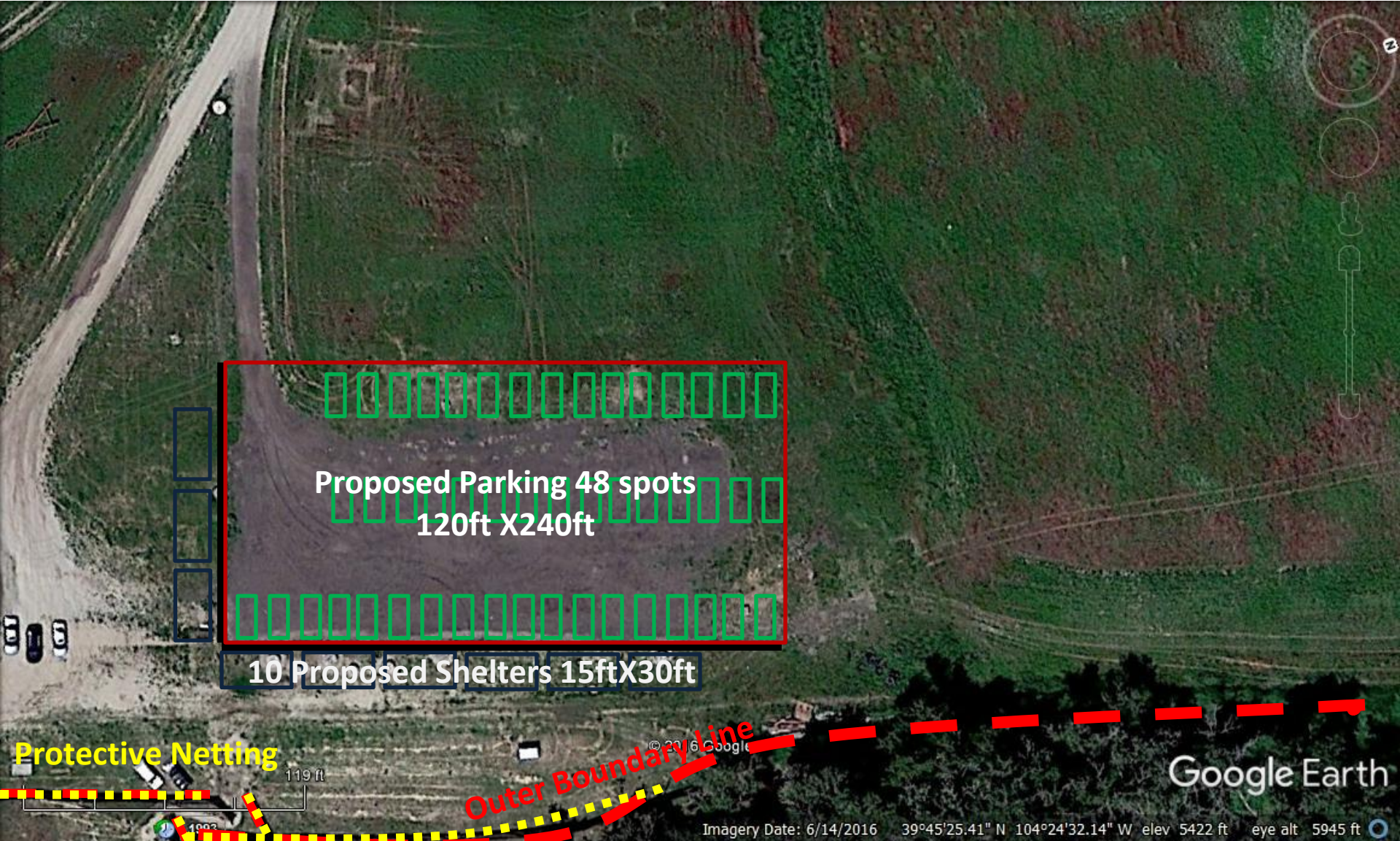
- Field Boundary - - - - -
- Game Boundary
- Proposed Structures ———
- Remove Structures ———

© 2016 Google

Google Earth

Imagery Date: 6/14/2016 39°45'26.39" N 104°24'25.90" W elev 5424 ft eye alt 6241 ft

Kiowa Creek Airsoft & Paintball Proposed Parking Site Plan



Proposed Parking 48 spots
120ft X240ft

10 Proposed Shelters 15ftX30ft

Protective Netting

Outer Boundary Line

120 ft

Google Earth

Imagery Date: 6/14/2016 39°45'25.41" N 104°24'32.14" W elev 5422 ft eye alt 5945 ft

Kiowa Creek Airsoft & Paintball South Town Site Plan



200ft

200ft

- Game Boundary (yellow dotted line)
- Screen Boundary - - - - - (red dashed line)
- Fence line _____ (red solid line)
- Proposed Structures _____ (blue solid line)

Kiowa Creek Airsoft & Paintball South Compound Site Plan



Emergency Access Road

Boundary Line

200 ft

1993

© 2016 Google

Google Earth

Imagery Date: 6/14/2016 39°45'14.52" N 104°24'31.91" W elev 5429 ft eye alt 6300 ft

200ft

Game Boundary
Fence line	—————
Proposed Structures	—————