



Request for Comments

Case Name: GCSA Event Center
Case Number: RCU2021-00023

September 23, 2021

The Adams County Planning Commission is requesting comments on the following application: **conditional use permit for an event center in the Agricultural-3 (A-3) zone district**. This request is located at 6539 Imboden Rd. The Assessor's Parcel Number is 0181706400006.

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

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/19/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeboskey@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

David Deboskey
Planner I

BOARD OF COUNTY COMMISSIONERS

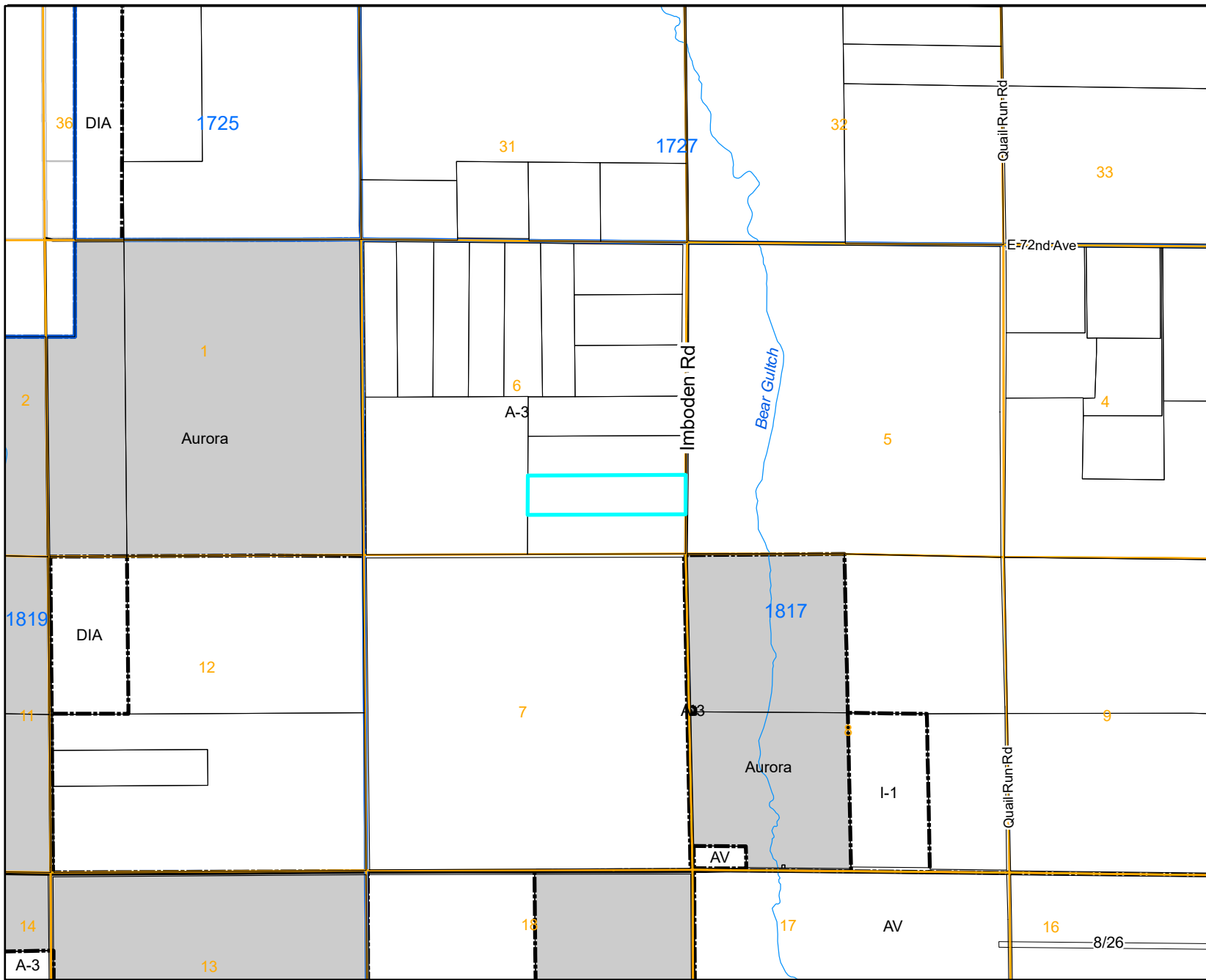
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

GCSA Event Center
RCU2021-00023

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 For display purposes only.

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

Adams County
Community & Economic Development Department

Explanation of Request

GCSA LLC (applicant/property owner) hereby files an application for a conditional use permit at the address of 6539 Imboden Rd Watkins CO 80137 which consists of 39.8780 acres to be used as 4470 sq ft Indoor Commercial and considered an Event Center. I do not plan to add any additional buildings' instead, I plan to use the existing barn for holding our events. The barn will be updated to code to serve its purpose.

PROPOSAL:

The purpose of this application is to allow Indoor Commercial and considered an Event Center. The specific site uses include:

Electricity is currently powered by generators which have caused no problems. If the Adams County requires, I get permanent power, I have attached a letter that Xcel Energy that will provided service to the address.

The heat is provided by propane which is served by Roggen Elevator. See attached bills.

Once trash service is required it will be provided by Swims Disposal. As they service my home of 6657 Imboden Rd, Watkins CO 80137.

The preliminary driveway design was approved by the fire department on May 1, 2020.

The building permit was approved on July 8, 2020, with building permit number BDP20-1030.

The water is serviced by a well. See attached permit.

The sewer is maintained by septic system.

I would operate this year-round. There are peak and off-peak seasons. It will operate from 4p.m.-1 a.m. The capacity will be 299. I would host approximately 4 events per month. Also, note, I live South of the property and will be always able to surveillance the site. I have surveillance cameras on the property.

According to Adams County Development Standards and Regulations section 2-02-09-06: Item 1 per the Use Table in A-3 it is permitted with a Condition use permit, Item 2 and Item 3 falls under the future mixed-use development. Item 4 it is considered an accessory outbuilding barn that is found in the A3 zoning, and it is not detrimental to the future development of the area, and not detriment to the health, safety, or welfare of the inhabitants of the area and County. We will not be producing any kind of pollutants that will harm the harvest.

Item 5 all off-site impacts have been addressed.

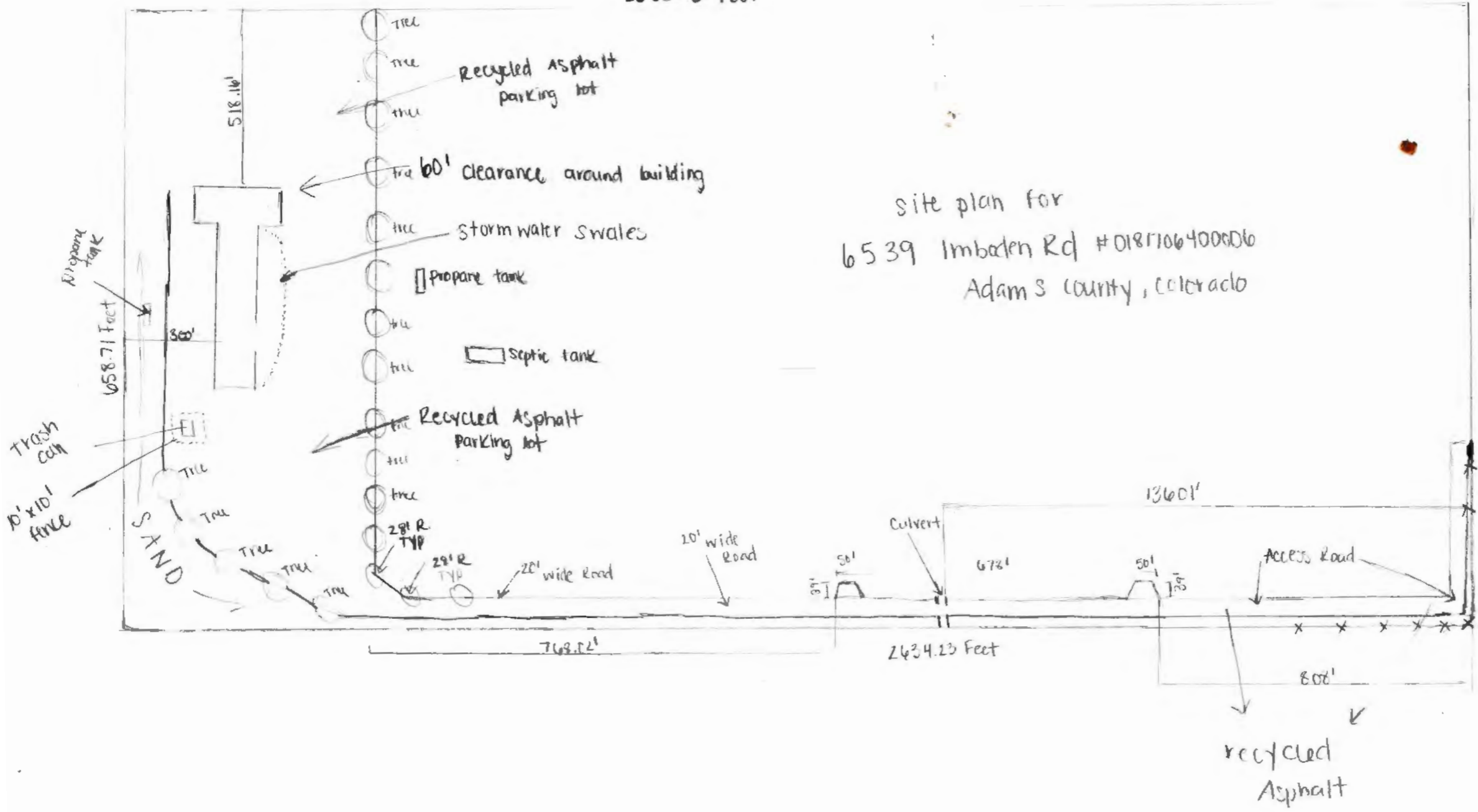
Item 6 the site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints. It is 40 acres; the access is of Imboden Road, and it is about 4500 square feet from Imboden Rd which sits on top of the hill.

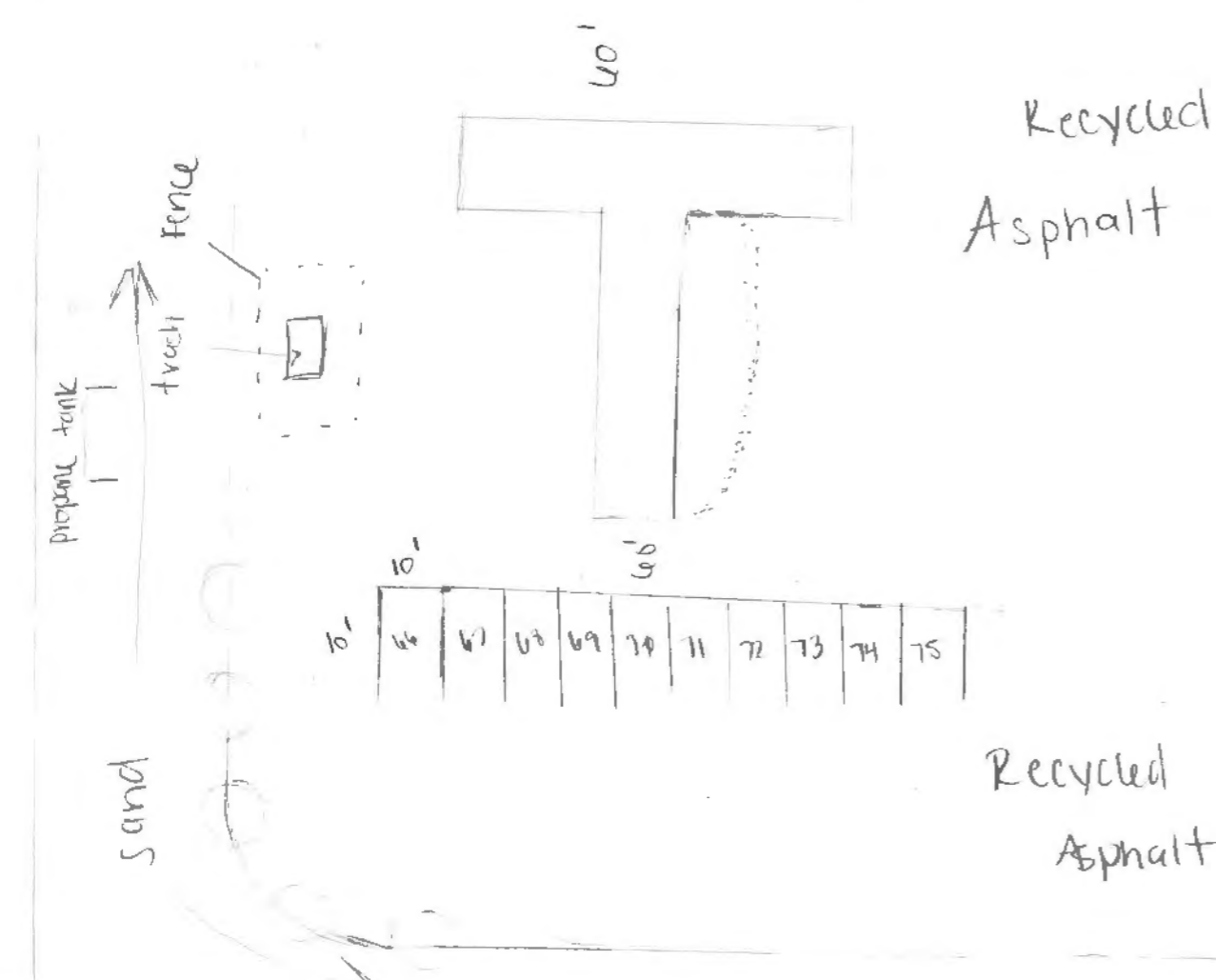
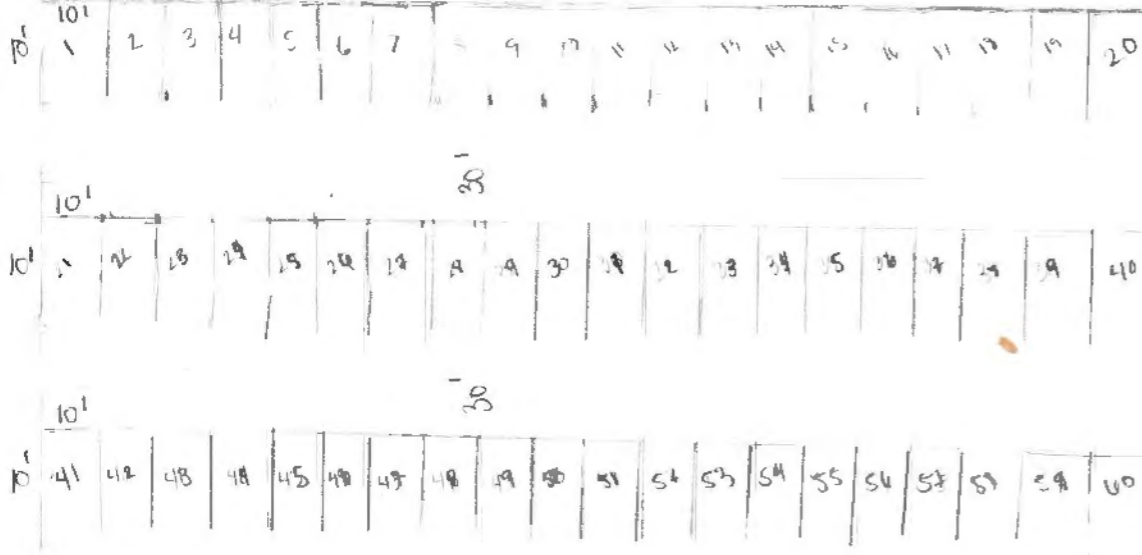
Item 7 the site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parkin scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.

Item 8 Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

According to Adams County Development Standards and Regulations section 4-09-02-12, item 1 is not applicable as I am not near a school property. Item 2 I will abide by and have no outdoor storage. Item 3 I will abide and have the garbage area screened by 6-foot-high fence made of wood. Item 4 all our activities will be held indoor nothing outside. Item 5 I will abide by maintain an adult manager during the hours of operation. Item 6 I understand that if I become a nuisance, I will get a ticket, but I pledge to not cause any nuisance. All our surrounding neighbors our vacant land except for an occupied single family dwelling South of us. Who is in favor of our Conditional Use Permit but was unable to make the neighborhood meeting.

2630.75 Feet





propane tank

Access Road