



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	\$1,000 (\$300 per additional residential request/ \$500 per additional non-residential)	After complete application received
Tri-County Health	\$360 (TCHD Level 3)	After complete application received

Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

6. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

7. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

8. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

SUPPLEMENTAL:

1. Preliminary Traffic Impact Study:

- This shall include, but not limited to:
 - Trip generation estimates from the development,
 - Current traffic counts,
 - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
 - A description of the traffic impacts that the development will have on the surrounding area.

Final Traffic Study:

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

2. Neighborhood Meeting Summary:

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



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 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

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, _____
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

(PLEASE CHECK ONE):

_____ On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

_____ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: _____ Applicant: _____

By: _____

Print Name: _____

Address: _____

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, _____
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: _____

Legal Description: _____

Parcel #(s): _____

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: _____ Applicant: _____

After Recording Return To:

By: _____
Print Name: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, _____ (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

Legal Description: _____

Parcel # (s): _____

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Date: _____ Applicant: _____
By: _____
Address: _____

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

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.

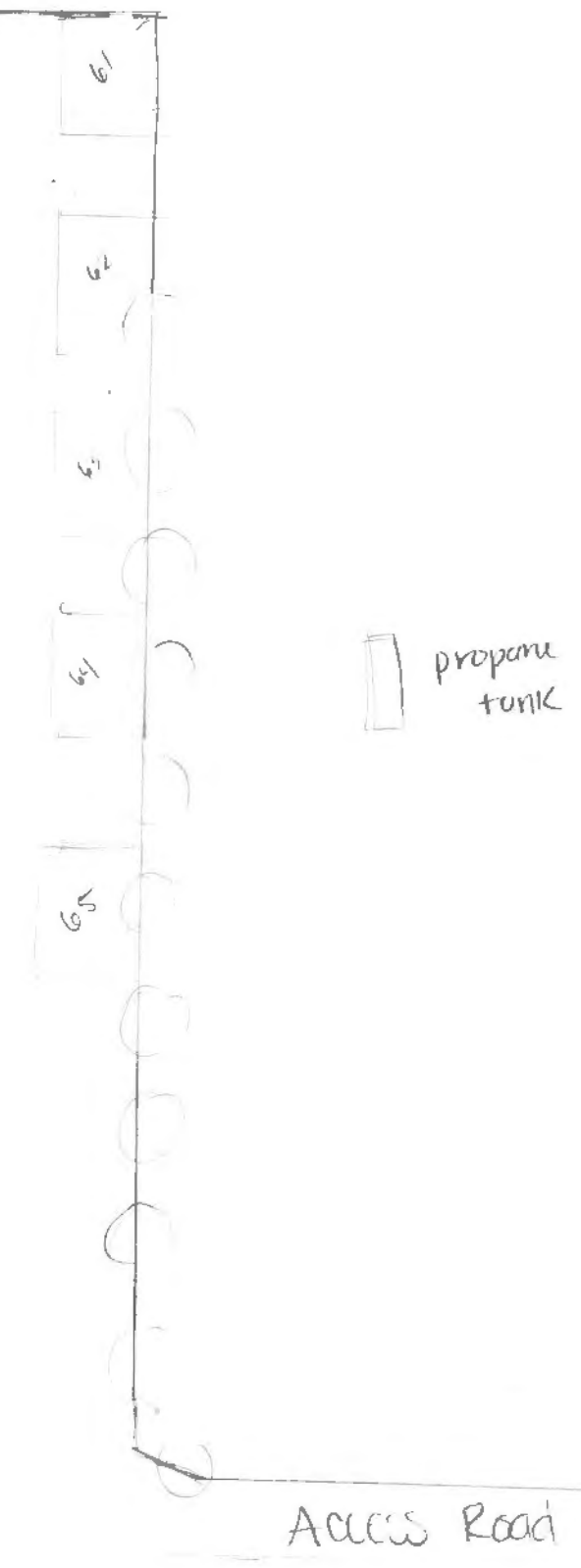
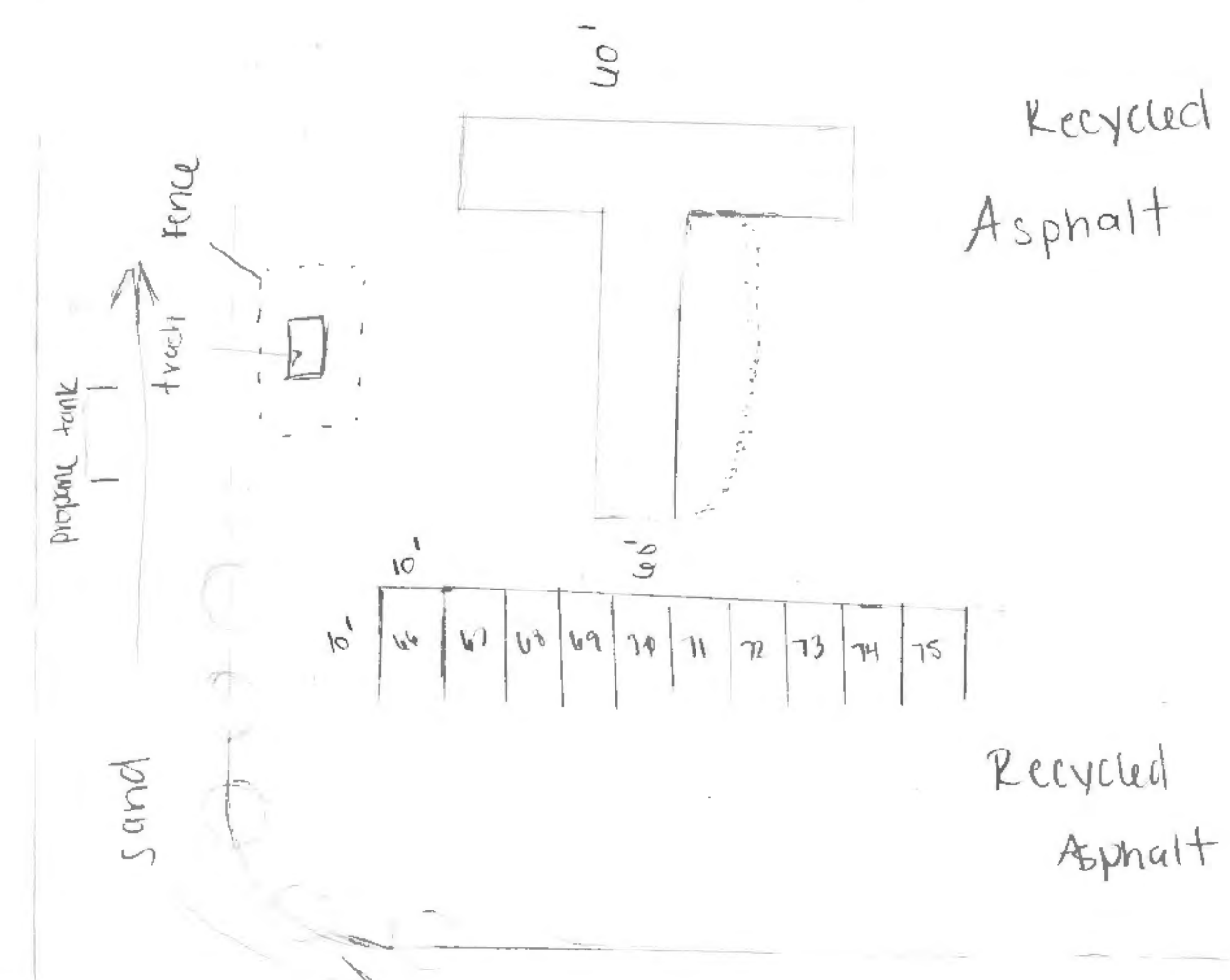
Item 6 the site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints. It is 40 acres; the access is of Imboden Road, and it is about 4500 square feet from Imboden Rd which sits on top of the hill.

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.

10'	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
10'	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
10'	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60



SPECIAL WARRANTY DEED

State Doc Fee: \$16.50
Recording Fee: \$16.00

THIS DEED is dated the 24th day of August, 2016, and is made between (whether one, or more than one),

Muegge Farms, LLC, a Colorado limited liability company

the "Grantor" of the County of Adams and State of Colorado and

GCSA, LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee", whose legal address is 1947 Macon St Aurora CO 80010 of the County of Adams and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street address as: B Vacant Land, Watkins, CO 80137


TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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 the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

2016 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.

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

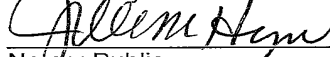
MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY


Daniel Dent Watts, Manager

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 24th day of August, 2016 by Daniel Dent Watts, as Manager of Muegge Farms, LLC, a Colorado limited liability company.

Witness my hand and official seal.



Notary Public

My commission expires: 10/19/2018



ORIGINAL PERMIT APPLICANT(S)

GCSA LLC (ALDANA, GERMAN)

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: N/A
Physical Address: N/A

SE 1/4 SE 1/4 Section 6 Township 3.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 535467.0 Northing: 4407256.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
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 ensure 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 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40 acre(s) described as that portion of the SE 1/4 of the SE 1/4 and the SW 1/4 of the SW 1/4, Sec. 6, Twp. 3 South, Rng. 64 West, 6th P.M., Adams County, more particularly described on Exhibit A in the well permit file.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The total depth of the well shall not exceed 610 feet below ground surface, which corresponds to the base of the Denver aquifer. At this location the well must be constructed in accordance with Well Construction Rule 10.4.6 (2 CCR 402-2) for a Type 2 aquifer.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us>

Issued By DEBRA GONZALES

Date Issued: 5/14/2020

Expiration Date: 5/14/2022



WILL SERVE LETTER

June 14, 2021

GCSA LLC
6657 IMBODEN RD
WATKINS, CO 80137

Re: 6539 1/2 IMBODEN RD, WATKINS, CO 80137

Dear GCSA LLC,

This letter is to confirm that Xcel Energy is your utility provider for electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, electric facilities can be made available to serve the project at 6539 1/2 IMBODEN RD WATKINS. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

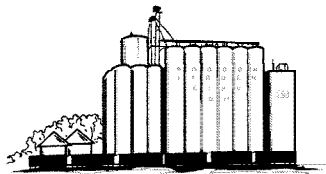
An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Dana Rael-Padilla
Xcel Energy Designer

Mailing address: Public Service Company of Colorado
3751 Fraser St
Aurora, CO 80011



ROGGEN FARMER'S ELEVATOR ASSOCIATION

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

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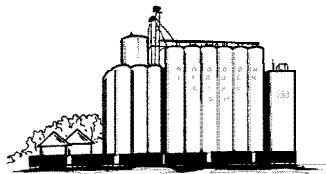
Invoice	40388
Invoice Date	04/16/21
Due Date	05/20/21
Amount	499.90

SOLD TO: MARIA C. ALDANA
P.O. BOX 5
WATKINS, CO 80137

**** INVOICE REPRINT ****

Acct. No.	Sold By	Type	Terms			
13296	TROY B	CHARGE	NET DUE 20TH			
			LOC: 29			
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
7020	PROPANE BULK DELIVERY RED BARN WEST SIDE Ser M2039552		GAL	314.4000	1.5900	499.90
TOTAL				314.4000		499.90

Invoice	Customer	Invoice Date
40388	13296	04/16/21
Total Amount		499.90



ROGGEN FARMER'S ELEVATOR ASSOCIATION

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

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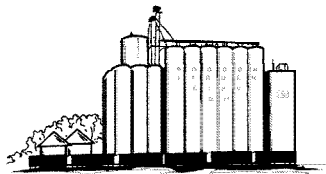
Invoice	40389
Invoice Date	04/16/21
Due Date	05/20/21
Amount	499.90

SOLD TO: MARIA C. ALDANA
P.O. BOX 5
WATKINS, CO 80137

** INVOICE REPRINT **

Acct. No.	Sold By	Type	Terms				
13296	TROY B	CHARGE	NET DUE 20TH				LOC: 29
Prod. No.	Description		U/M	Quantity	Unit Price	Amount	
7020	PROPANE BULK DELIVERY RED BARN EAST TANK Ser M2039543		GAL	314.4000	1.5900	499.90	
	TOTAL			314.4000		499.90	

Invoice	Customer	Invoice Date
40389	13296	04/16/21
Total Amount		499.90

**ROGGEN FARMER'S ELEVATOR ASSOCIATION**

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

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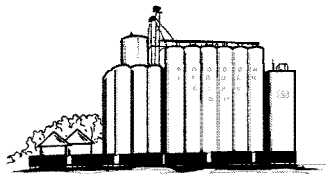
Invoice	442718
Invoice Date	03/22/21
Due Date	04/20/21
Amount	54.00

SOLD TO: MARIA C. ALDANA
P.O. BOX 5
WATKINS, CO 80137

**** INVOICE REPRINT ****

Acct. No.	Sold By	Type	Terms			
13296	RFE	CHARGE	NET DUE 20TH			LOC: 29
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
903836	PROPANE TANK RENTAL \$54/QUARTER Serial# M2039552 Tank Desc RED BARN WEST SIDE		EAC	1.0000	54.0000	54.00
	TOTAL			1.0000		54.00

Invoice	Customer	Invoice Date
442718	13296	03/22/21
Total Amount		54.00

**ROGGEN FARMER'S ELEVATOR ASSOCIATION**

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

1

Invoice	442719
Invoice Date	03/22/21
Due Date	04/20/21
Amount	54.00

SOLD TO: MARIA C. ALDANA
P.O. BOX 5
WATKINS, CO 80137

**** INVOICE REPRINT ****

Acct. No.	Sold By	Type	Terms			
13296	RFE	CHARGE	NET DUE 20TH			LOC: 29
Prod. No.	Description		U/M	Quantity	Unit Price	Amount
903836	PROPANE TANK RENTAL \$54/QUARTER Serial# M2039543 Tank Desc RED BARN EAST TANK		EAC	1.0000	54.0000	54.00
TOTAL				1.0000		54.00

Invoice	Customer	Invoice Date
442719	13296	03/22/21
Total Amount		54.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:

A part of the SE 1/4 of Section 6, T3S, R64W of the 6th P.M., County of Adams, State of Colorado, and being more particularly described as follows:

Commencing at the Southeast corner of Section 6, T3S, R64W of the 6th P.M.;
thence N00°00'28"W along the East line of the SE 1/4 of said Section 6, a distance of 659.31 feet to the Point of Beginning;
thence S89°45'33"W a distance of 2637.71 feet to a point on the West line of said SE1/4;
thence N00°17'43" E along said West line, a distance of 658.71 feet;
thence N89°44'44" E a distance of 2634.23 feet to a point on the East line of said Section 6;
thence S00°00'28"E along said East line, a distance of 659.32 feet to the Point of Beginning,
County of Adams, State of Colorado



Statement Of Taxes Due

Account Number R0190404

Assessed To

Parcel 0181706400006

GCSA LLC
PO BOX 5
WATKINS, CO 80137-0005

Legal Description

SECT.TWN.RNG:6-3-64 DESC: PARCEL B PART OF THE SE4 OF SEC 6 DESC AS FOLS COMMENCING AT THE SE COR OF SEC 6 TH N 00D 00M 28S W 659/31 FT TO THE POB TH S 89D 45M 33S W 2637/71 FT TH N 00D 17M 43S E 658/71 FT TH N 89D 44M 44S E 2634/28 FT TH S 00D 00M 28S E 659/32 FT TO THE POB 39/8780A

Situs Address

6539 IMBODEN RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	\$166.22	\$0.00	\$0.00	(\$166.22)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 06/11/2021					\$0.00

Tax Billed at 2020 Rates for Tax Area 351 - 351

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6700000	\$6.53	AG DRY FARMING LAND	\$6,139	\$1,780
FIRE DISTRICT 7 - BENNETT	13.0700000	\$23.26			
GENERAL	22.7730000	\$40.55	Total	\$6,139	\$1,780
RETIREMENT	0.3140000	\$0.56			
ROAD/BRIDGE	1.3000000	\$2.31			
DEVELOPMENTALLY DISABLED	0.2570000	\$0.46			
SD 27 BOND (Brighton)	22.0690000	\$39.28			
SD 27 GENERAL (Brighton)	26.6760000*	\$47.48			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$0.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$1.60			
SOCIAL SERVICES	2.2530000	\$4.01			
Taxes Billed 2020	93.3820000	\$166.22			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

September 8, 2021

Christina Aldana
GCSA LLC
PO Box 5
Watkins, CO 80137

RE: Trip Generation Estimate for the Imboden Events Center in Adams County

Dear Christina,

This letter contains a trip generation estimate for an events center that will be located at 6539 Imboden Road in Adams County. The events center is expected to accommodate parties for groups with a maximum of 299 people. The peak months for the events center are expected to be April through October with events on Saturday from 4:00 p.m. to 1:00 a.m. Figure 1 contains a vicinity map that shows the location of the development. A site plan is contained in Figure 2 that shows the site access from Imboden Road.

A trip generation estimate was prepared for the events center based on the average vehicle occupancy that is expected for events. The following table shows a range of trips for 299 guests assuming that the average vehicle occupancy is either three or four people. Based on this estimate, the trip generation for the events center will range 150 trips and 199 trips.

Number of Guests	Trips Based on Average Vehicle Occupancy	
	3	4
299	199	150

Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
Imboden Events Center Trip Generation Letter



Imboden Events Center Trip Generation Letter
VICINITY MAP

Scale

1" = 2,000'

Date

September 8, 2021

Drawn by

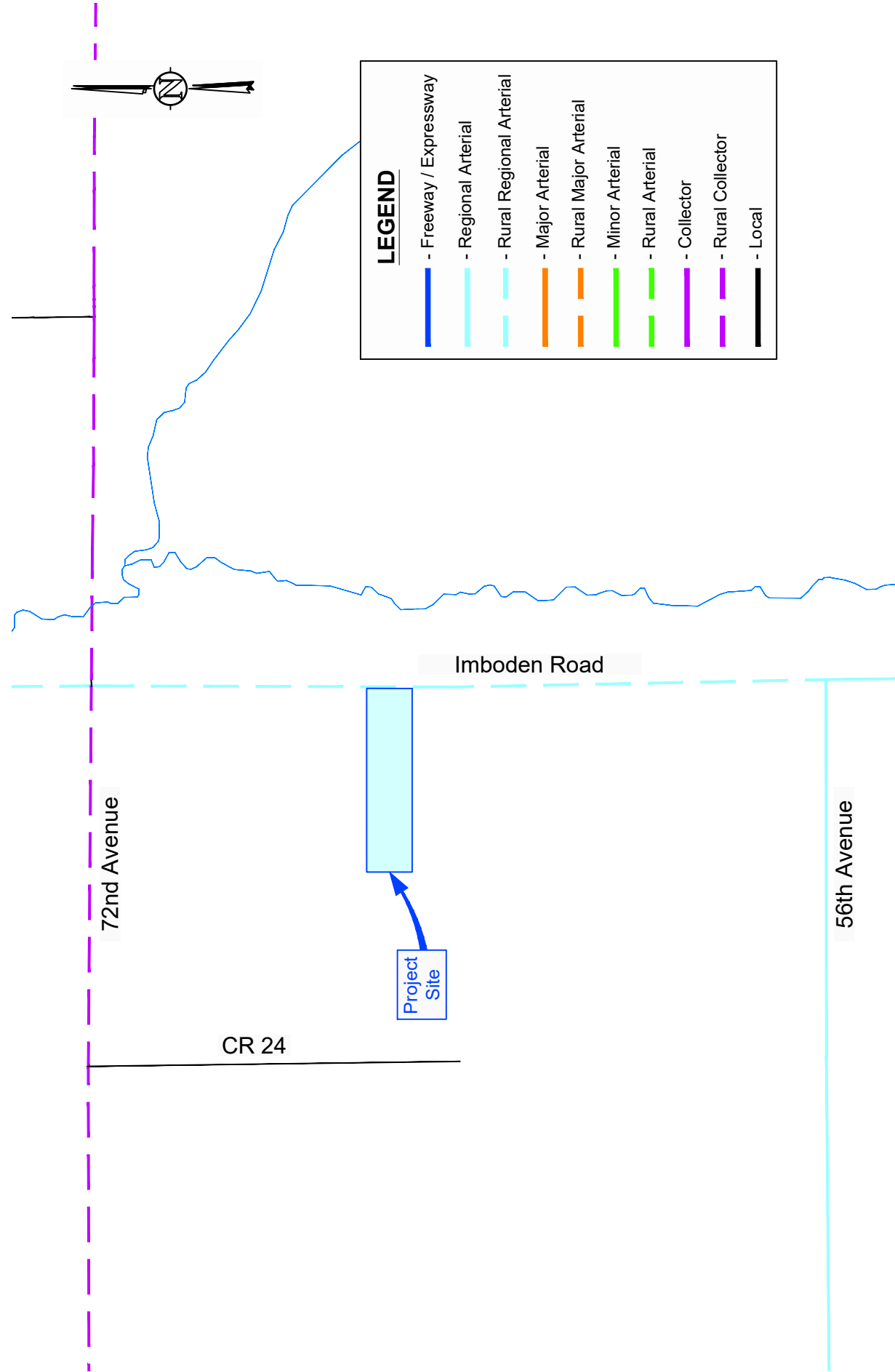
JLH

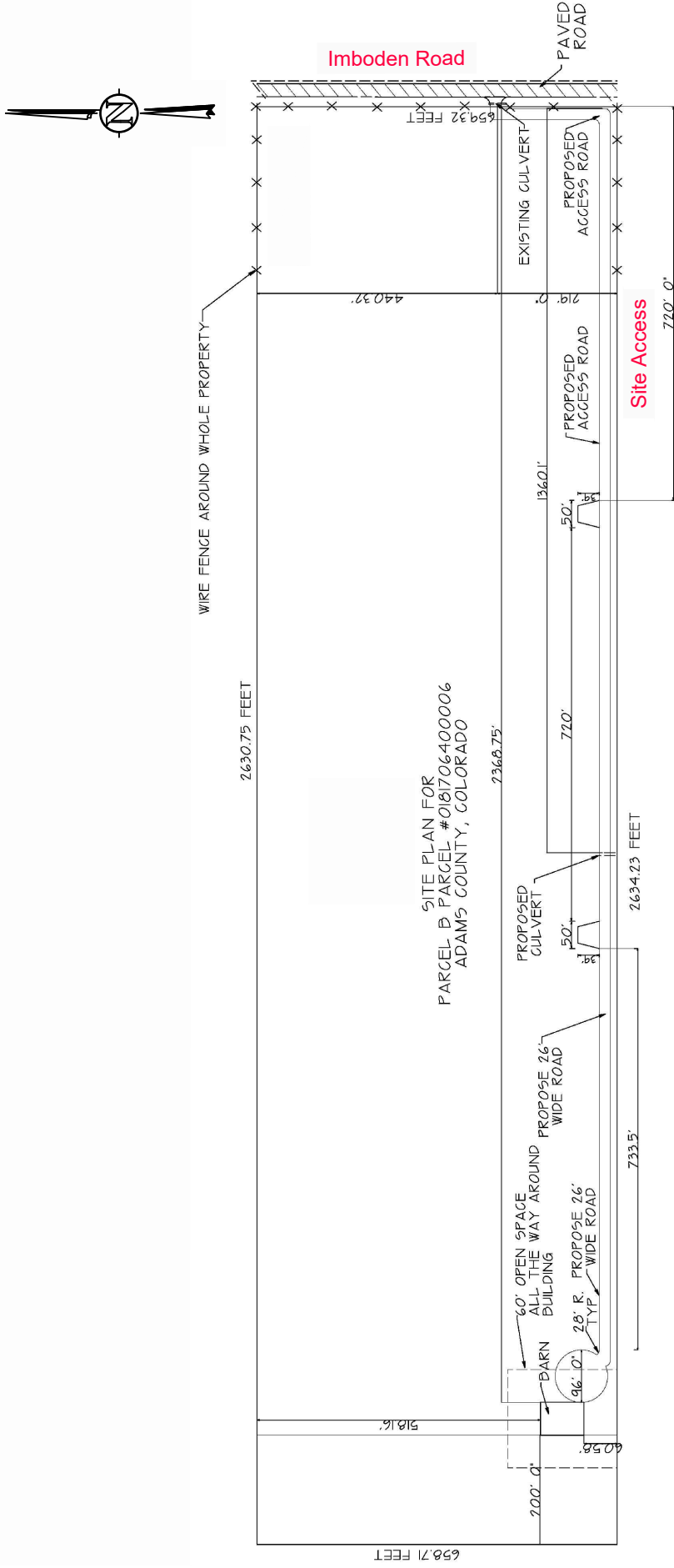
Job #

GCSA, LLC

Figure

1





Imboden Events Center Trip Generation Letter VICINITY MAP

Scale	NTS	Date	September 8, 2021	Drawn by	JLH	Job #	GCSA, LLC	Figure	2
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Summary of Neighborhood Meeting Regarding Conditional Use Permit for 6539 Imboden Rd Watkins, CO 80137.

The neighborhood meeting was conducted on 07/29/2021 at 6 pm. There were 2 single persons. One attended in person, and one attended via zoom. No one from Adams County were present. The questions were the capacity. I told them 300-500, 500 being the maximum. Another question was what kind of events we would be holding. The answer is family events like birthdays, weddings, quince, graduation, baptism, confirmation, anything that fits family event. Another question was would they be parking on the road. The answer was no, I have 40 acres enough space to park. Another question was what kind of road it is. The answer it is made of asphalt recycled. I explained that we needed to go two hearings to get approved. They also wanted to be notified for the hearings.

There were no other questions from the attendees, but all two parties mentioned that they were in support of our Conditional Use Application. They seem pleased to have us as new neighbors and grateful to have had the opportunity to ask questions about the project. They left their contact information for the upcoming hearings.

If/when the Conditional Use Permit is granted to us by Adams County, I plan on operating full speed.