



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2023-00001

CASE NAME: GCSA Event Center Conditional Use Permit Full Barn

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Planning Commission

April 24, 2025

Case No.: RCU2021-00023 CASE NAME: GCSA Event Center Conditional Use Permit Full Barn	
Owner's Name:	Llaricxe Aldana
Applicant's Name:	GCSA LLC
Applicant's Address:	6657 Imboden Road, Watkins, CO 80137
Location of Request:	6539 Imboden Road, Watkins, CO 80137
Nature of Request:	A Conditional Use Permit for an Event Center on 10 acres.
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	CASP Subarea Plan: Mixed Use Industrial
Site Size:	Approximately 10 acres
Proposed Uses:	Event Center (Indoor Commercial Use)
Existing Use:	Agricultural
Hearing Date(s):	PC: April 24, 2025 / 6:00 p.m. BOCC: May 20, 2025 / 9:30 a.m.
Report Date:	April 10, 2025
Case Manager:	David DeBoskey
Staff Recommendation:	Denial with four findings of fact.

Executive Summary

- The request is for a Conditional Use Permit (CUP) for an Event Center in the Agricultural-3 (A-3) zone district.
- County staff and referral agencies have outstanding concerns about how impacts to public health and safety will be mitigated, including fire protection within the barn, roadway impacts, and well water quality.
- No comments were provided by the public about this case.

Summary of Previous Applications

In 2020, the applicant, GCSA LLC, obtained a building permit for an agricultural barn. In 2021, the applicant received a code violation for using the agricultural barn as an event center, which is an indoor commercial use requiring Conditional Use Permit (CUP) approval in the A-3 zone. The applicant applied for a CUP for an event center, an indoor commercial use, to be established on six acres of the 39-acre property, inside the agricultural barn. This initial request was to use only 4,470 square feet within the existing agricultural barn as the event center location. The entire barn is 13,200 square feet. During Staff review of the request, the applicants received another code violation for continuing to use the barn for an event center without an approved CUP. On August 2, 2022, the Board of County Commissioners (BOCC) conditionally approved the applicant's request for the event center, which included six conditions precedent that would need to be satisfied before obtaining a Notice to Proceed. The applicants failed to meet five of six conditions precedent and, after one year, the permit expired

The subject request would grant a CUP for the event center use inside the entire barn (13,200 square feet) on 10 acres to include a parking lot, landscaping, and detention.

Site Characteristics:

The subject property is located along Imboden Road, between East 56th Avenue and East 72nd Avenue. It is approximately 39 acres and has had no use history prior to the construction of the barn. The barn was permitted in 2020 and there are no other structures on the property. Adjacent properties to the north and south have existing single-family homes, and across the street to the east, the only structure is a farm utility building. The property to the west is vacant. The property to the north is the applicant's home.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Agricultural	North A-3 Single-Family Residential	Northeast A-3 Agricultural
West A-3 Agricultural	Subject Property A-3 Agricultural	East A-3 Agricultural
Southwest A-3 Agricultural	South A-3 Single-Family Residential	Southeast A-3 Agricultural

Surrounding Zoning Designations and Existing Use Activity:

The surrounding properties to the site are all zoned A-3. The surrounding properties are all within unincorporated Adams County and are either vacant, used for agriculture, or developed with low density single-family residential uses. The City of Aurora is within the larger vicinity, predominately west and south of the subject property. Both Denver International Airport and

Colorado Air & Spaceport are also within the larger vicinity, northwest and southwest, respectively.

Development Standards and Regulations Requirements:

The applicant has filed an application for: a CUP for an event center on 10 acres pursuant to Section 2-02-09-06 of the Adams County Development Standards and Regulations.

The Planning Commission in making their recommendation, and the Board of County Commissioners in approving a CUP, shall find:

1. *The conditional use is permitted in the applicable zone district.*
Staff Analysis: The property is designated A-3, which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Sections 3-07-01 and 3-10-02 of the Adams County Development Standards and Regulations, event center uses require a CUP in the A-3 zone district.
2. *The conditional use is consistent with the purposes of these standards and regulations.*
Staff Analysis: The conditional use is consistent with the purpose of the A-3 zone district, which in addition to primarily providing land in holdings of at least thirty-five acres for dryland or irrigated farming, pasturage, or other related food production uses, the A-3 zone district conditionally allows a variety of commercial and recreational uses. An event center is one such commercial use.
3. *The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.*
Staff Analysis: The applicant is proposing to comply with the required development standards, regulations, and performance standards. This includes adhering to all performance standards related to commercial uses, indoor commercial recreation/entertainment uses, and event center uses required by Section 4-09-01, 4-09-02-12-01 and Section 4-09-02-12-03 of the County's Development Standards & Regulations respectively. Specifically for event center uses, Section 4-09-02-12-03 lists the required performance standards: which include that the use must occur on a parcel that is at minimum one-half acre and the owner shall maintain one full-time security guard for every 10,000 square feet of event center. The application meets these standards.

As shown in the submitted site plan, the use will take place along the western portion of the lot where the barn is already located. While the entire lot is 39.87 acres, this permit will impact approximately 10 acres. The remainder of the property will remain vacant but for an access road connecting the event center to Imboden Road.

The applicant submitted a landscape plan that demonstrates that the proposed buffering from the adjacent single-family homes and agricultural uses will be installed. According to Section 4-19-06-01 of the County's Development Standards & Regulations, the appropriate required landscape bufferyard (bufferyard C), requires a fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard. The applicant's landscape plan meets these bufferyard C standards.

The submitted landscape plan also details a parking plan. Section 4-13-04-03 of the County's Development Standards and Regulations necessitates there be one parking space for each 40 square feet of gross-floor area available for the accommodation of movable seats. The applicant has determined that 13,200 square feet of the barn will accommodate movable seats, thus requiring 330 parking spaces. The applicant anticipates that the maximum number of event participants that the building will be able to hold is 696 participants. However, the allowed number of participants has not yet been determined as the applicant has not yet obtained a Change in Occupancy building permit.

Additionally, the applicants have submitted a photometric lighting design plan to illustrate that the outdoor lighting will not permeate into neighboring lots or cause disturbances to neighboring uses. The landscape, parking, and photometric plans meet the Development Standards & Regulations.

4. *The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.*

Staff Analysis: The Future Land Use (FLU) designation on the property is Mixed-Use Industrial Per Chapter 5 of the Adams County Colorado Air & Spaceport (CASP) Subarea Plan, adopted as part of the Comprehensive Plan. The purpose of the Mixed-Use Industrial FLU designation is to accommodate a range of employment-focused land uses, including light industrial, light-manufacturing, logistical, civic uses in addition to supporting commercial office and service uses. These areas also should accommodate heavier intensity employment areas, like industry hubs and aerospace as well as innovation character areas. While an event center is not an employee-focused land use that directly supports the CASP vision, this proposed use is not expected to have long-

term consequences or negative impacts on the realization of the vision of the Subarea Plan.

Concerning public safety, the applicant has not yet obtained approvals from the Adams County Building Safety Division or the Bennett-Watkins Fire Rescue; the Change in Occupancy building permit. In addition, questions remain about the quality of the on-site drinking water, which will require continuous monitoring and involvement by the Colorado Department of Public Health and Environment (CDPHE) as detailed in finding #8 below.

5. *The conditional use permit has addressed all off-site impacts.*

Staff Analysis: Traffic generation from this conditional use has been evaluated through a Traffic Impact Study (TIS). It has been determined that improvements to Imboden Road are required to ensure safety, which include turn lanes and access that meet County standards. The TIS was previously approved through case EGR2023-00019, but it has since lapsed. Construction of roadway improvements need to be included to support this proposed use, as the traffic volumes cannot be supported with the existing infrastructure. An Improvements Agreement is needed to ensure that the road improvements are completed and are able to be accepted by Adams County Public Works.

A Drainage Report was conducted to account for the proposed 330-space parking lot and other proposed impervious area. It was determined that off-site drainage impacts need to be addressed through drainage improvements to include swales and a detention pond. The drainage improvements should be included in an Improvements Agreement to ensure they are completed. Staff has concerns that these items would be adequately addressed due to the increase in scale of the event center (4,470 square feet to 13,200 square feet), compliance history of the subject property, and failure to complete the conditions precedent from the 2022 CUP.

6. *The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.*

Staff Analysis: The site has adequate usable space on site for the conditional use. The property is 39 acres, and the applicants are proposing to use 10 acres and the barn.

Access to the site, off Imboden Road, has been evaluated through construction plans, approval of which has lapsed. Improvements to the access are needed to ensure public safety and should be included in an Improvements Agreement.

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

Staff Analysis: The agricultural barn, where the conditional use will take place, is already built. The applicant's proposed design for parking, fencing, landscaping, and lighting meet development standards. The site plan will provide the most convenient and functional use of the lot.

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.*

Staff Analysis:

Sewer

The applicant obtained an approved septic system use permit from Adams County Health Department (ACHD) in September 2023. The original septic system was inspected by an independent third-party inspector on 11/29/2021, and it was found to be functioning properly without deficiencies. An expansion was made to the system, which was inspected and approved on 9/11/2023. ACHD requires that all setbacks and stipulations of the permit and ACHD regulations be followed. ACHD also required that the applicant complete and submit a "United States Environmental Protection Agency Shallow Injection Well Inventory Request Form" for all commercial systems. It is unknown if this has been completed by the applicant.

Water

There are two water wells on the property, permitted through the Colorado Division of Water Resources (DWR) (Exhibit 4.4):

1. Well permit no. 86379-F was constructed on 9/26/2023. This is the well for use at the proposed events center. The permit stipulates that the use of groundwater from this well is limited to commercial irrigation of not more than one (1) acre, use in two (2) single family dwellings, and fire protection.
2. Well Permit no. 304348 was constructed on 1/17/2018. This is the well for use at the residence on the adjacent parcel. The permit stipulates that the use of groundwater 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.

The Colorado Department of Public Health and the Environment (CDPHE) has determined that the proposed use would trigger the water usage to be considered a public

water system based on the number of people it will serve. Continued CDPHE oversight will be required for this water system.

Communications from CDPHE require the applicant to act on and complete multiple actions to provide water quality information and water system design criteria to obtain CDPHE approval. The list of requirements from CDPHE is documented in Exhibit 4.3 of the Staff packet for your reference. At the time of review, CDPHE has not been provided this required information from the applicant. The applicant indicated to Staff that water quality testing has not been completed on the water well as required by CDPHE (though the pump was installed in 2023) and the required training/certification for water system operator status is “on hold”.

The quality of the water has not yet been verified and this uncertainty remains a concern.

Stormwater Drainage

Storm water drainage and roadway adequacy for the site has been evaluated by the County’s Development Review Engineering Staff. Approval of the Drainage Report and construction plans are no longer valid because more than a year has lapsed. For this criterion to be met, construction of drainage and roadway improvements need to be included in an Improvements Agreement.

Fire Protection

Bennett-Watkins Fire Rescue has not approved the applicant’s fire protection designs. The applicant has not yet obtained building safety and fire protection approval, which is required for the Change in Occupancy building permit to convert the barn to an event center.

Roads

It has been determined through the Traffic Impact Study that improvements to Imboden Road are required to ensure safety, which include turn lanes and access that meet County standards. The TIS was previously approved through case EGR2023-00019, but it has since lapsed. Construction of roadway improvements need to be included to support this proposed use, as the traffic volumes cannot be supported with the existing infrastructure. An Improvements Agreement would be needed to ensure that the road improvements are completed and able to be accepted by Adams County Public Works.

PUBLIC COMMENTS

Notices Sent	Number of Responses
31	0

All property owners and occupants within one (1) mile of this request were notified of this application. As of the writing this report, no comments were received.

REFERRAL AGENCY COMMENTS

Comments were received from Bennett-Watkins Fire Rescue; Colorado Division of Water Resources (DWR); Colorado Department of Public Health and Environment (CDPHE); Adams County Health Department; Adams County Building Safety Division (ADCO Building); Regional Transportation District; Lumen; and Public Service Company of Colorado - DBA Xcel Energy.

Bennett-Watkins Fire Rescue has concerns with the request and has been working with the applicant on their designs. Bennett-Watkins Fire Rescue has had significant challenges due to the lack of consistency with the submitted designs. Moreover, Staff is aware that the state is involved in the review of these designs as well.

CDPHE requires data and tracking of the on-site water because they are not assured that it is adequate for a public water system.

DWR does not know if there is enough water available to make a determination of water sufficiency for the proposed use.

ADCO Building requires fire department approval. The most recent submitted design meets building code.

Staff Recommendation:

Based upon the application submittals, the criteria for approval of a conditional use permit, and a recent site visit, Staff recommends denial of the request with four findings of fact.

Recommended Findings of Fact:

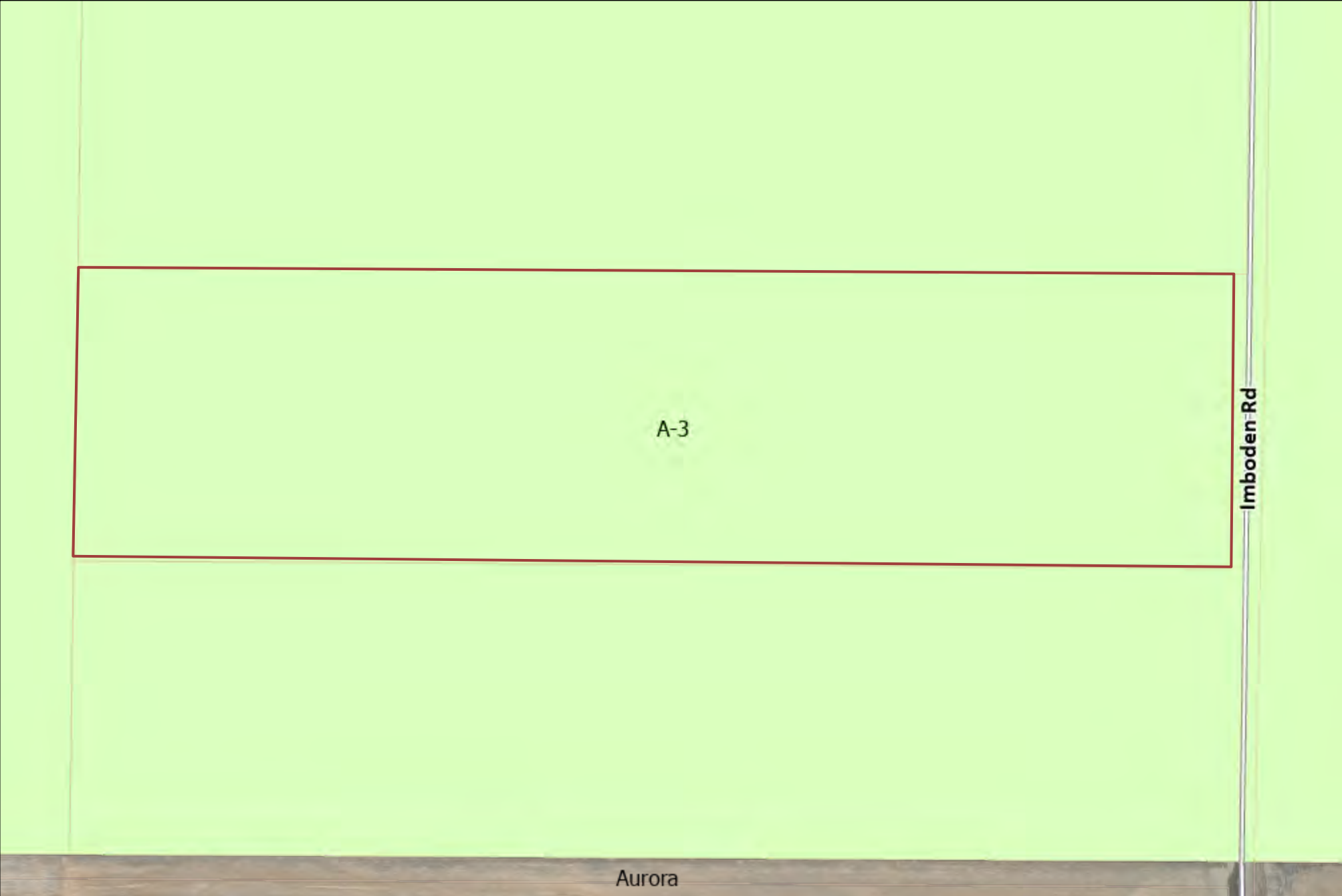
1. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
2. The conditional use permit has not addressed all off-site impacts.
3. The site is not suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
4. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.



Case Name GCSA Event Center

Case Number RCU2023-00001





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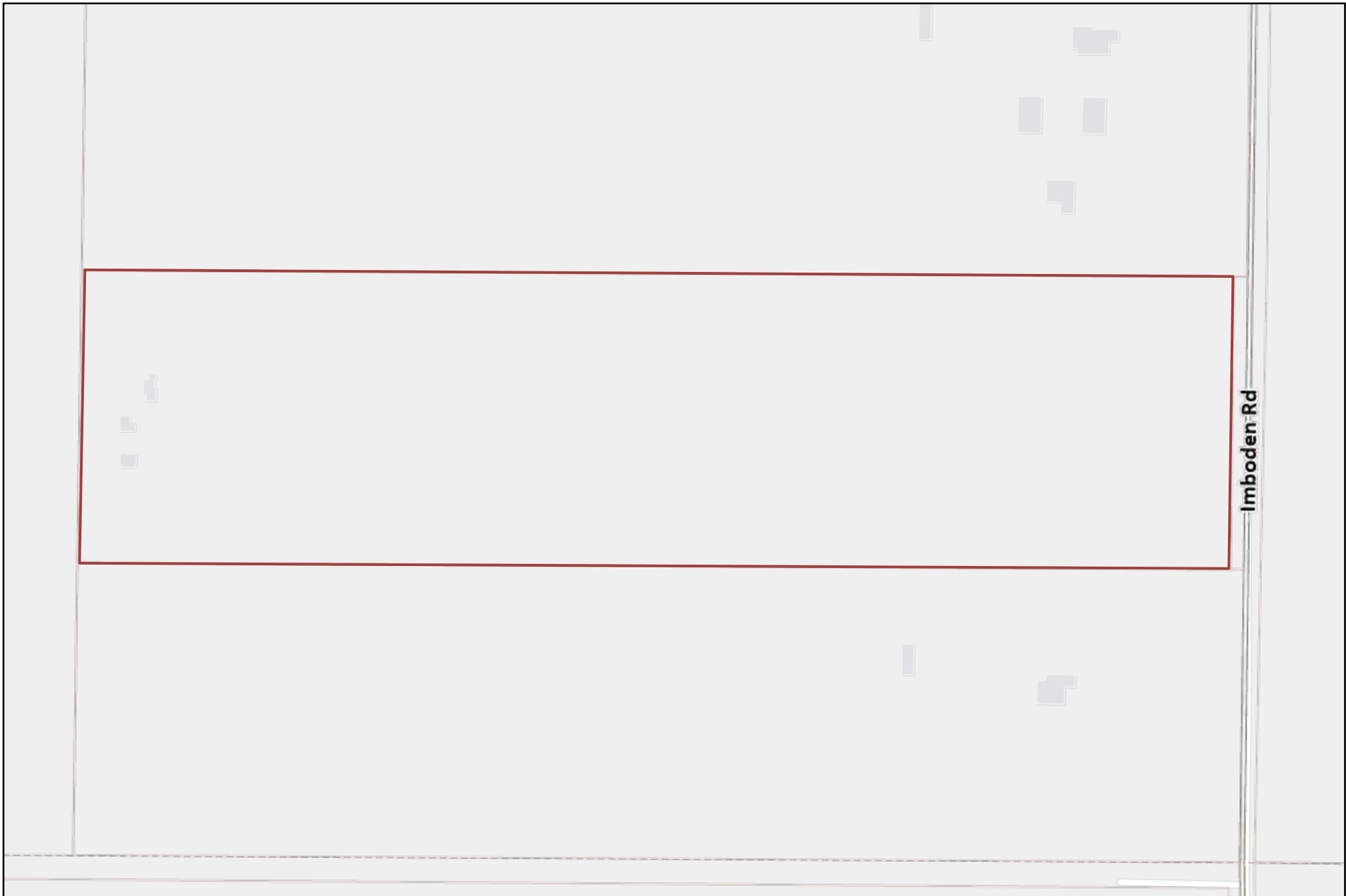




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Adams County
Community & Economic Development Department

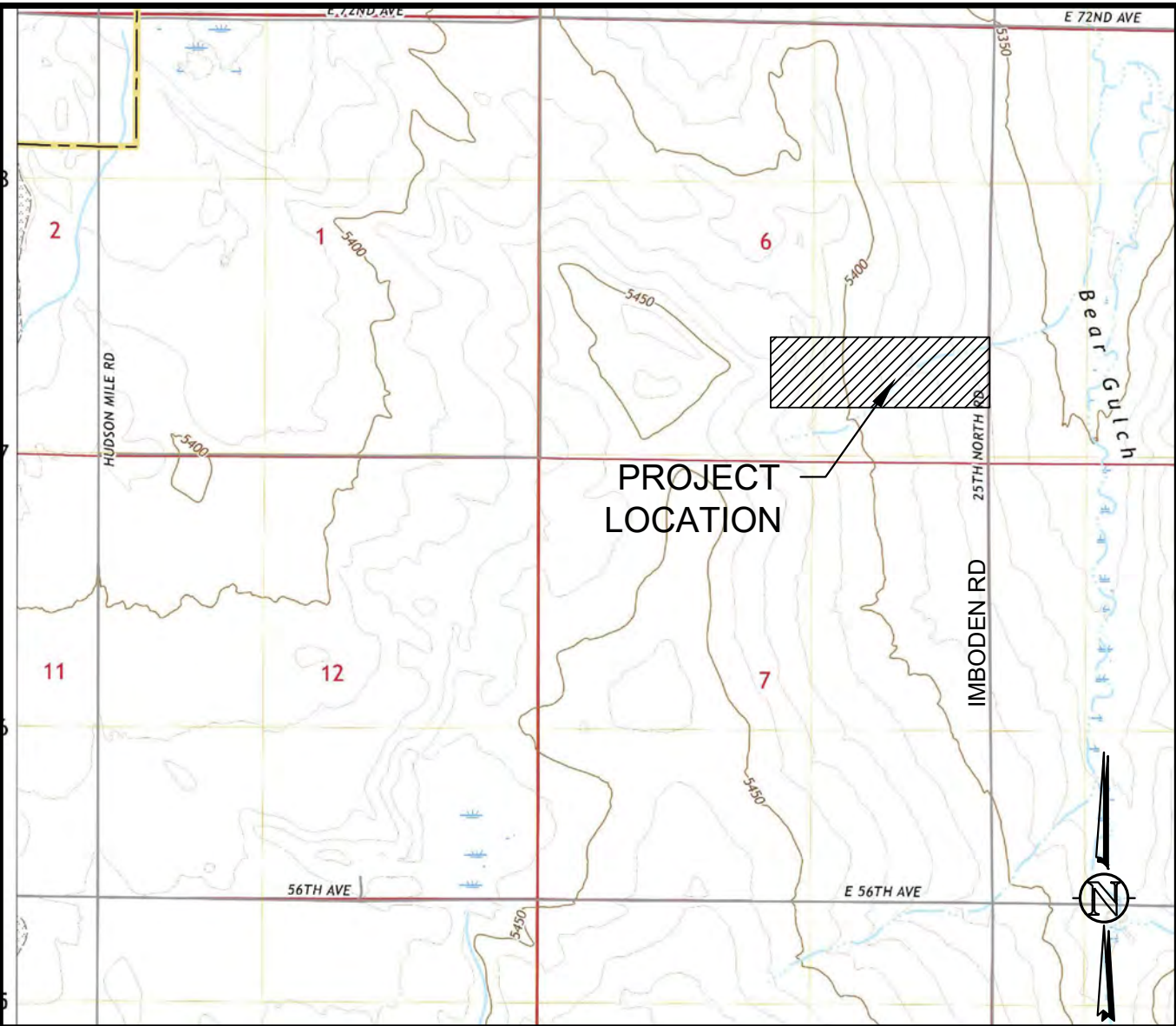
EXPLANATION OF REQUEST

This is a major amendment to the Conditional Use Permit RCU2021-00023. The amendment/change to the approved resolution 2022-412 on August 2, 2022 under Conditions of Approval: Item 6 The Conditional Use Permit shall only permit the subject use to occur within the 4,470 sq ft of the barn identified on the floor plan and within the roughly six acres shown the site plan. Any extension of space of the subject use within the larger lot and within the existing barn, which is approximately 39 acres and 13,200 sq ft respectively, shall require an amendment to the conditional use permit.

I am now requesting an amendment, as I plan to use the 13,200 sq ft building and 10 acres.

I have applied for a permit to build a new 6' fence, permit BDP22-2098 was issued on November 8, 2022. Final inspection was done on December 15, 2022.

T:\0406_002_00-ALDANA WATKINS EQUESTRIAN\DWG\CD\0406-002-WECCD.dwg, 01-COVER, 4/3/2024 4:48:59 PM, AutoCAD PDF (General Documentation).pc3, ARCH-extend D (86.00 x 24.00 Inches), WEC 24'x36'



VICINITY MAP
SE 1/4 SECTION 6 TOWNSHIP 3 SOUTH RANGE 64 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - MANILA, CO

ALDANA EVENT CENTER

Located in the Southeast 1/4 of Section 6, Township 3 South,
Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

CIVIL SHEETS ON-SITE IMPROVEMENTS

REVISIONS	SHEET	INDEX:
0 1 2 3 4 5 6 7	1	COVER SHEET
0 1 2 3 4	2	NOTES
0 1 2 3 4	3	EXISTING CONDITIONS WITH AERIAL
0 1 2 3 4	4	EXISTING CONDITIONS AND DEMO PLAN
0 1 2 3 4 5 6 7	5	OVERALL SITE PLAN
0 1 2 3 4 5 6 7	6	SITE / UTILITY PLAN
0 1 2 3 4	7	OVERALL UTILITY PLAN
0 1 2 3 4	8	GRADING PLAN
0 1 2 3 4	8D	GRADING DETAILS
0 1 2 3 4	9	HISTORICAL & EXISTING DRAINAGE
0 1 2 3 4	10	DEVELOPED DRAINAGE PLAN
2 3 4	11	DETENTION POND PLAN
2 3 4	12	DETENTION POND DETAILS
2 3 4	13	POND OUTLET DETAILS
2 3 4	14	INITIAL GRADING & EROSION CONTROL PLAN
2 3 4	15	INTERIM GRADING & EROSION CONTROL PLAN
2 3 4	16	FINAL GRADING & EROSION CONTROL PLAN
2 3 4	17	GESC DETAILS
2 3 4	18	GESC DETAILS
2 3 4	19	GESC DETAILS
2 3 4	20	GESC DETAILS
2 3 4	21	GESC DETAILS
2 3 4	22	GESC DETAILS
2 3 4	23	GESC DETAILS

SUPPLEMENTAL SHEETS	SHEET	INDEX:
LANDSCAPE	L1.0	FINAL LANDSCAPE PLAN
	L1.1	FINAL LANDSCAPE PLAN
	L2.0	FINAL LANDSCAPE PLAN DETAILS & NOTES
PHOTOMETRIC	LP1	SITE LIGHTING PHOTOMETRIC
	LP2	SITE LIGHTING PHOTOMETRIC
	LP3	LIGHTING DETAILS
CIVIL - IMBODEN RD IMPROVEMENTS	1	IMBODEN ROAD STRIPING PLAN
	2	IMBODEN ROAD PLAN & PROFILE
	3	IMBODEN ROAD PLAN & PROFILE
	4	IMBODEN ROAD CROSS SECTIONS

0	INITIAL RELEASE:	DECEMBER 20, 2021
1	REV PER COUNTY COMMENTS:	JANUARY 29, 2022
2	REV PER RCU AMENDMENT NO. 1:	MARCH 03, 2023
3	REV PER COUNTY COMMENTS:	JULY 25, 2023
4	REV PER COUNTY COMMENTS:	OCTOBER 10, 2023
5	REV PER COUNTY RCU COMMENTS:	FEBRUARY 15, 2024
6	REV PER COUNTY RCU COMMENTS:	MARCH 01, 2024
7	REV PER COUNTY RCU COMMENTS:	APRIL 03, 2024



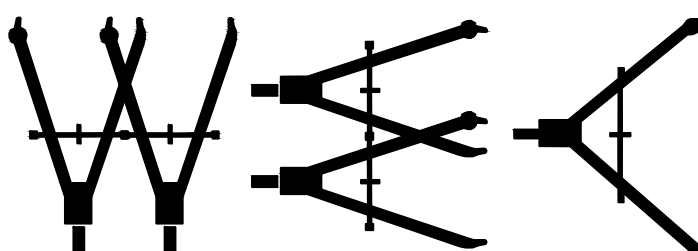
UNCC
CALL BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office
16361 Table Mountain Parkway
Golden, Colorado 80403
Office: 303-232-1991 Fax: 303-234-1712
Toll-Free: 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

PREPARED BY:



Western Engineering Consultants, inc. LLC

WESTERN ENGINEERING CONSULTANTS, inc. LLC

127 SOUTH DENVER AVENUE, FORT LUPTON, CO 80621
303-913-7341 PH, 720-294-1330 FAX, email@westerneci.com

SITE PLAN FOR:

ALDANA EVENT CENTER
6539 IMBODEN ROAD
WATKINS , CO 80137

PREPARED FOR:

GCSA LLC
6657 IMBODEN RD.
WATKINS, CO 80137
(303) 435-3021

APPROVED BY:

PROPERTY OWNER	DATE
GCSA LLC	

WESTERN ENGINEERING CONSULTANTS, INC.	DATE
CHADWIN F. COX, P.E.	

ADAMS COUNTY GENERAL CONSTRUCTION NOTES:

- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
- ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 psi CONCRETE WITH FIBER MESH.
- ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
- THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
- ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
- A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
- PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
- PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
- THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
- NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
- UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

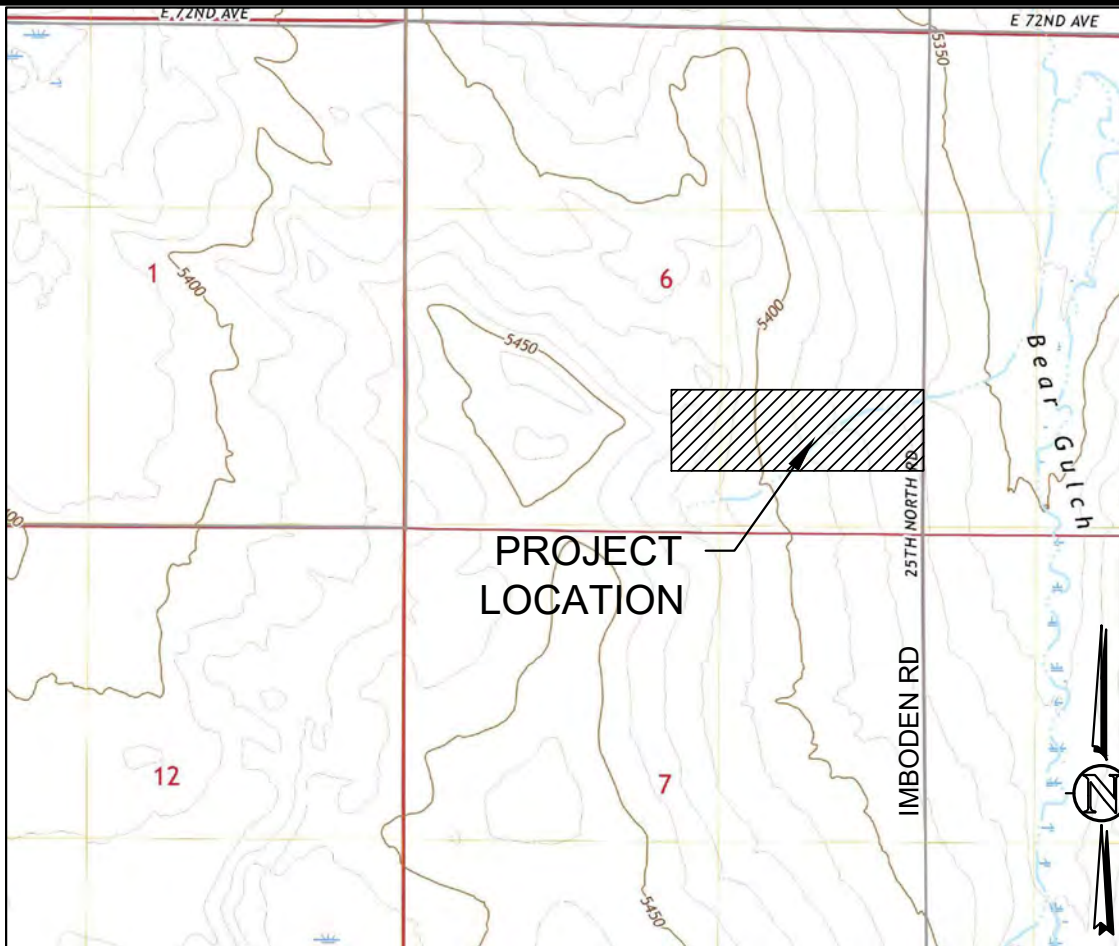
PROJECT NO: 00-0406.002.00
INITIAL PLAN RELEASE: DECEMBER 20, 2021
TOTAL SHEETS: 24
SHEET: 1 of 23

PAVEMENT DESIGN FOR REQUIRED
FIRE ACCESS BY OTHERS.

LOT SETBACK TABLE	
SETBACK	DISTANCE
ZONE	A-3
FRONT	50 FT
SIDE	15 FT
REAR	20 FT
MAX BLDG HEIGHT	35 FT

LOT DATA TABLE			
DESCRIPTION	AREA	ACRES	%
ZONING			
LOT	1,737,111 SF	39.88 AC	100.00 %
EXISTING BUILDING	13,200 SF	0.30 AC	0.76 %
TOTAL BUILDING	13,200 SF	0.30 AC	0.76 %
EXISTING RECYCLED ASPHALT (RAP)	141,561 SF	3.25 AC	8.15 %
EXISTING RECYCLED ASPHALT TO BE REMOVED	68,612 SF	1.58 AC	3.95 %
PROPOSED RECYCLED ASPHALT (RAP)	162,247 SF	3.72 AC	9.34 %
TOTAL RECYCLED ASPHALT (RAP)	235,196 SF	5.40 AC	13.54 %
TOTAL LANDSCAPING	1,488,715 SF	34.18 AC	85.70 %

SITE PARKING TABLE					
BLDG	USE	GFA	CODE	REQUIRED	PROVIDED
EVENT CENTER	COMMERCIAL	13,200 SF	1/40 SF	330 + 8 HC	331 + 12 HC



VICINITY MAP SCALE 1" = 2,000'
SE 1/4 SECTION 6 TOWNSHIP 3 SOUTH RANGE 64 WEST
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - MANILA, CO

NOTES

THIS PLAN IS INTENDED AS THE OVERALL SITE PLAN FOR THE ALDANA EVENT CENTER.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

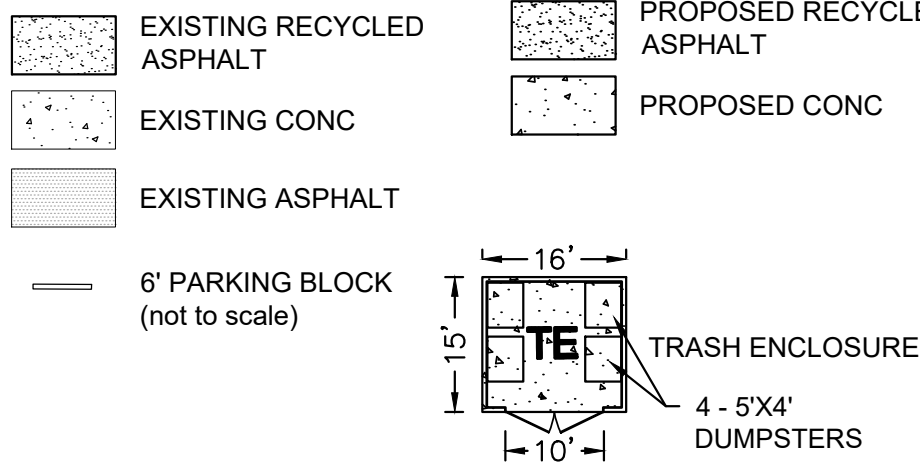
SEE HORIZONTAL AND VERTICAL CONTROL SURVEY AS PROVIDED BY AMERICAN WEST LAND SURVEYING CO. - DATED NOVEMBER 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

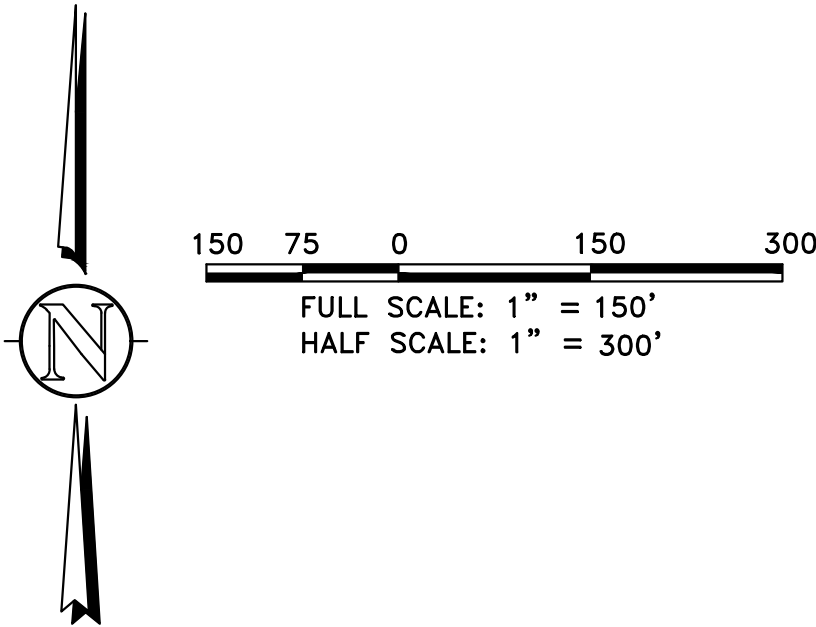
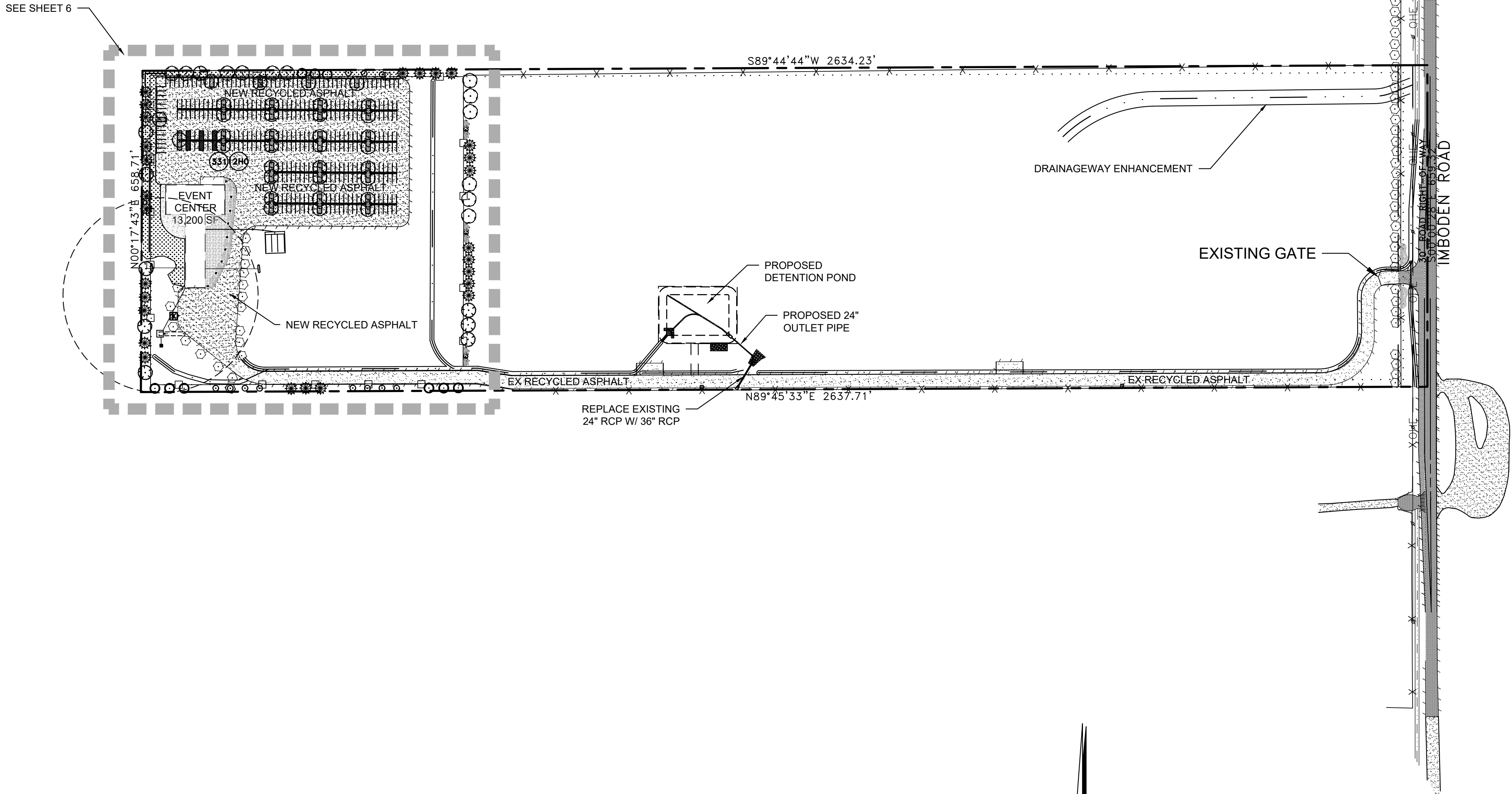
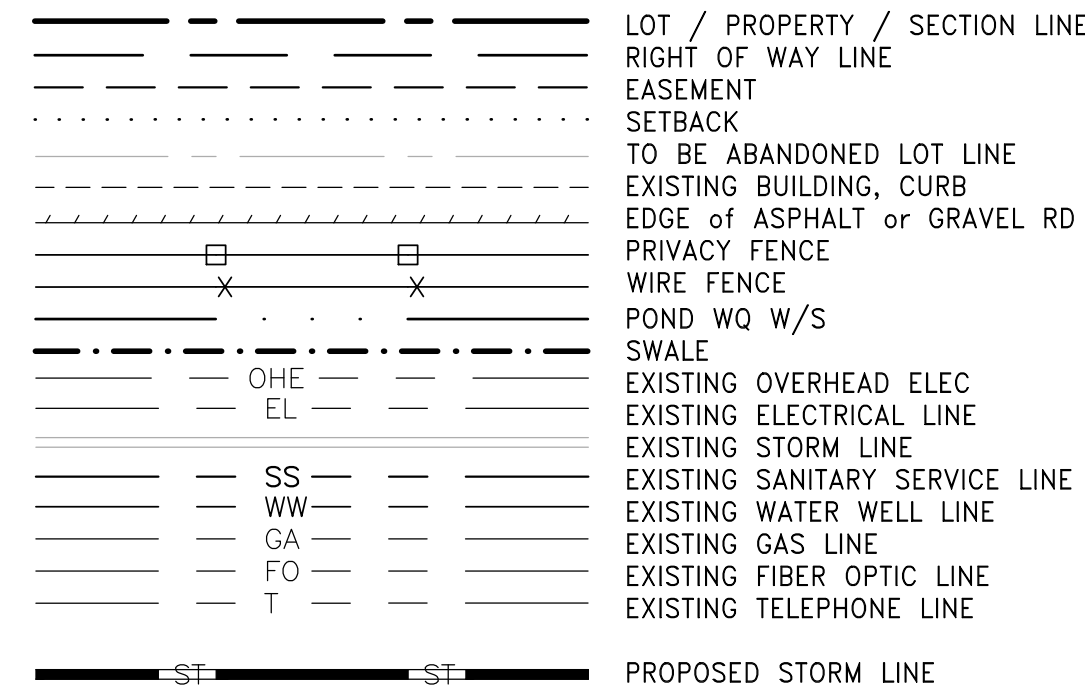
ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND



LINETYPE LEGEND



127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

NO.	REVISION	DATE	BY
0	INITIAL RELEASE	12/29/21	CFC
1	REV PER BOI AMENDMENT NO. 1	03/03/23	CFC
2	REV PER COUNTY COMMENTS	07/25/23	CFC
3	REV PER COUNTY COMMENTS	10/10/23	CFC
4	REV PER COUNTY COMMENTS	02/15/24	CFC
5	REV PER COUNTY COMMENTS	04/03/24	CFC

CONTACT:
LLAROE ALDANA
6539 IMBODEN RD
WATKINS, CO 80137
(303) 435-3021

6539 ALDANA

OVERALL SITE PLAN
ALDANA EVENT CENTER
6539 IMBODEN RD
ADAMS COUNTY, COLORADO

CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
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UTILITY NOTIFICATION
CENTER OF COLORADO
NOT FOR CONSTRUCTION

ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 12/20/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0406.002.00
DOC CON #
0005-OVR SITE

5 OF 23

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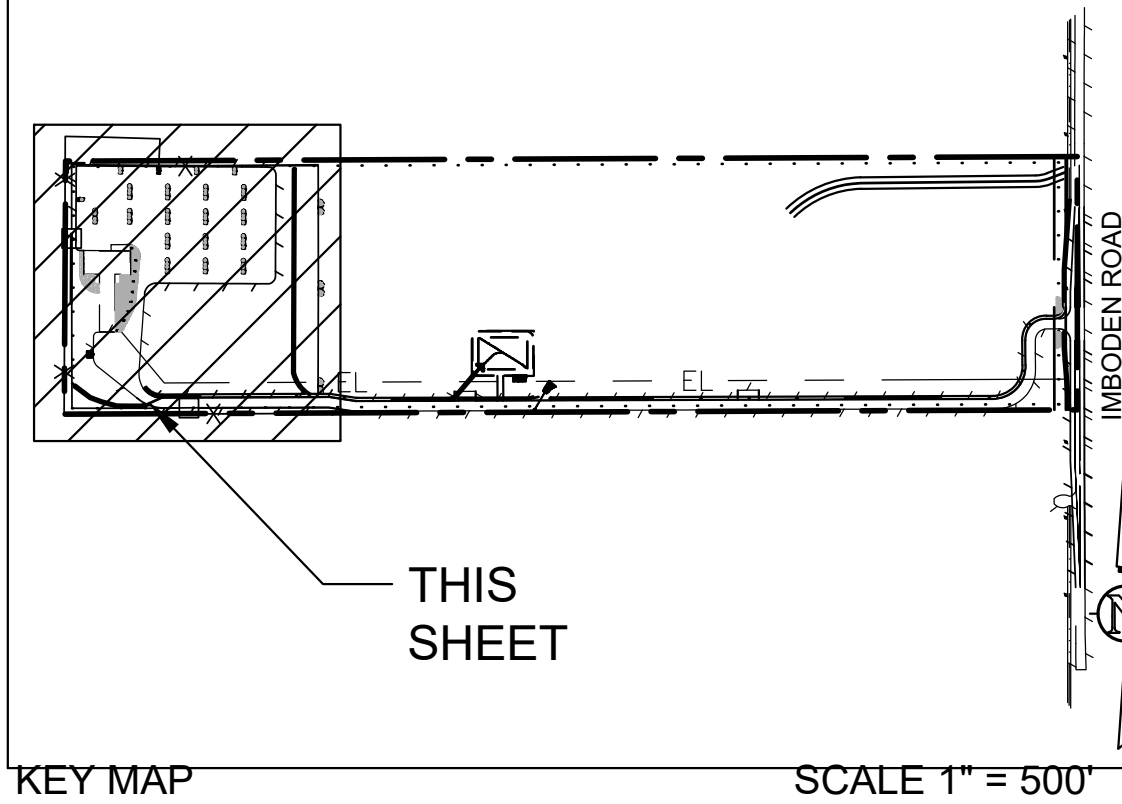
SITE PARKING TABLE					
BLDG	USE	GFA	CODE	REQUIRED	PROVIDED
EVENT CENTER	COMMERCIAL	13,200 SF	1/40 SF	330 + 8 HC	331 + 12 HC

PAVEMENT DESIGN FOR REQUIRED
FIRE ACCESS BY OTHERS.

SEE LANDSCAPING PLANS PREPARED BY
NDS FOR LANDSCAPING DETAILS.

LOT DATA TABLE			
DESCRIPTION	AREA	ACRES	%
ZONING	LOT	1,737,111 SF	39.88 AC 100.00 %
EXISTING BUILDING		13,200 SF	0.30 AC 0.76 %
TOTAL BUILDING		13,200 SF	0.30 AC 0.76 %
EXISTING RECYCLED ASPHALT (RAP)		141,561 SF	3.25 AC 8.15 %
EXISTING RECYCLED ASPHALT TO BE REMOVED		68,612 SF	1.58 AC 3.95 %
PROPOSED RECYCLED ASPHALT (RAP)		162,247 SF	3.72 AC 9.34 %
TOTAL RECYCLED ASPHALT (RAP)		235,196 SF	5.40 AC 13.54 %
TOTAL LANDSCAPING		1,488,715 SF	34.18 AC 85.70 %

LOT SETBACK TABLE	
SETBACK	DISTANCE
ZONE	A-3
FRONT	50 FT
SIDE	15 FT
REAR	20 FT
MAX BLDG HEIGHT	35 FT



- LIGHTING NOTES**
- LIGHTING FACILITIES SHALL BE ARRANGED AND POSITIONED SO NO DIRECT LIGHT OR REFLECTION CREATES A NUISANCE OR HAZARD ON ANY ADJACENT PROPERTY OR RIGHT OF WAY. EXTERIOR LIGHTING SHALL BE COMPATIBLE WITH THAT OF ADJACENT PROPERTIES.
 - NO LIGHTING FACILITY SHALL MAKE IT DIFFICULT FOR PILOTS TO DISTINGUISH AIRPORT LIGHTS FROM OTHERS, RESULT IN GLARE IN THE EYES OF THE PILOTS USING AN AVIATION FACILITY, IMPAIR VISIBILITY IN THE VICINITY OF AN AVIATION FACILITY OR, IN ANY WAY CREATE A HAZARD OR ENDANGER THE LANDING, TAKE OFF, OR MANEUVERING OF AIRCRAFTS INTENDING TO USE AN AVIATION FACILITY.
 - ALL LIGHTING FIXTURES SHALL BE LOCATED SO AS TO SHIELD DIRECT RAYS FROM ADJOINING PROPERTIES. LUMINAIRES SHALL BE OF A LOW LEVEL, INDIRECT, DIFFUSED TYPE AND SHALL NOT EXCEED A HEIGHT OF GREATER THAN TWENTY (20) FEET ABOVE FINISHED GRADE.
 - UPWARD LIGHTING FOR ARCHITECTURAL, LANDSCAPE OR DECORATIVE PURPOSES, SHALL HAVE AT LEAST NINETY PERCENT (90%) OF THE TOTAL DISTRIBUTION PATTERN WITHIN THE PROFILE OF THE ILLUMINATED STRUCTURE. LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECT MOUNTED ON A POLE, PEDESTAL, OR PLATFORM, SHALL USE A NARROW CONE BEAM OF LIGHT NOT TO EXTEND BEYOND THE ILLUMINATED OBJECT.

- GENERAL INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**
- NO AMUSEMENT SHALL BE PERMITTED WITHIN FIVE HUNDRED (500) FEET OF THE LOT LINE OF A PUBLIC OR PRIVATE SCHOOL SERVING STUDENTS IN THE 12TH GRADE OR UNDER.
 - ACCESSORY OUTDOOR STORAGE IS PROHIBITED. ALL FACILITIES FOR STORAGE OF SUPPLIES SHALL BE LOCATED WITHIN A BUILDING.
 - GARBAGE AREA SCREENING SHALL CONSIST OF A SIX (6) FOOT HIGH MINIMUM SCREEN FENCE MADE OF WOOD OR MASONRY MATERIAL. FENCING MATERIALS SHOULD BE CLEANED AND MAINTAINED MUST BE CLEAN AND MAINTAINED AT ALL TIMES TO PRESENT AN ORDERLY APPEARANCE. NO GARBAGE STORAGE AREA SHALL BE LOCATED WITHIN TWENTY (20) FEET OF A PUBLIC SIDEWALK.
 - ALL ACTIVITIES SHALL BE PERFORMED OR CARRIED OUT ENTIRELY WITHIN AN ENCLOSED BUILDING.
 - THE OWNER OF THE PREMISES SHALL MAINTAIN A FULL TIME ADULT MANAGER RESPONSIBLE FOR THE PREMISES DURING ALL HOURS OF OPERATION.
 - ANY PLACE OF INDOOR COMMERCIAL RECREATION/ENTERTAINMENT WHICH BECOMES THE LOCATION OF FREQUENT OR REPEATED VIOLATIONS OF COUNTY REGULATIONS OR PUBLIC DISTURBANCE, SHALL BE DECLARED TO BE A NUISANCE, AND MAY BE CITED FOR A NUISANCE VIOLATION UNDER THIS SECTION.

- EVENT CENTERS**
- MINIMUM PARCEL AREA: ONE-HALF (1/2) ACRE
 - SECURITY: THE OWNER SHALL MAINTAIN ONE (1) FULL TIME SECURITY GUARD FOR EVERY TEN THOUSAND (10,000) SQUARE FEET OF EVENT CENTER OR MOVIE THEATER.

ZONE A-3 MAX SOUND LEVELS
DAYTIME (7AM - 10PM): 80 db
NIGHTTIME (10PM - 7AM): 75 db

HOURS OF OPERATION
3 PM - 12 AM

APPROXIMATE LOCATION OF
ON-SITE ELECTRIC LINE AS
PROVIDED BY OWNER

40 20 0 40 80
FULL SCALE: 1" = 40'
HALF SCALE: 1" = 80'

SYMBOL LEGEND	
	EXISTING RECYCLED ASPHALT
	EXISTING CONC
	EXISTING ASPHALT
	PROPOSED RECYCLED ASPHALT
	PROPOSED CONC
	6' PARKING BLOCK (not to scale)
	TRASH ENCLOSURE
	4-5'x4' DUMPSTERS
LINETYPE LEGEND	
	LOT / PROPERTY / SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT
	SETBACK
	TO BE ABANDONED LOT LINE
	EXISTING BUILDING, CURB
	EDGE OF ASPHALT or GRAVEL RD
	PRIVACY FENCE
	WIRE FENCE
	POND WQ W/S
	SWALE
	EXISTING OVERHEAD ELEC
	EXISTING ELECTRICAL LINE
	EXISTING STORM LINE
	EXISTING SANITARY SERVICE LINE
	EXISTING WATER WELL LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	PROPOSED STORM LINE

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FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

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CONTACT:
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6539 IMBODEN RD
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6539 ALDANA

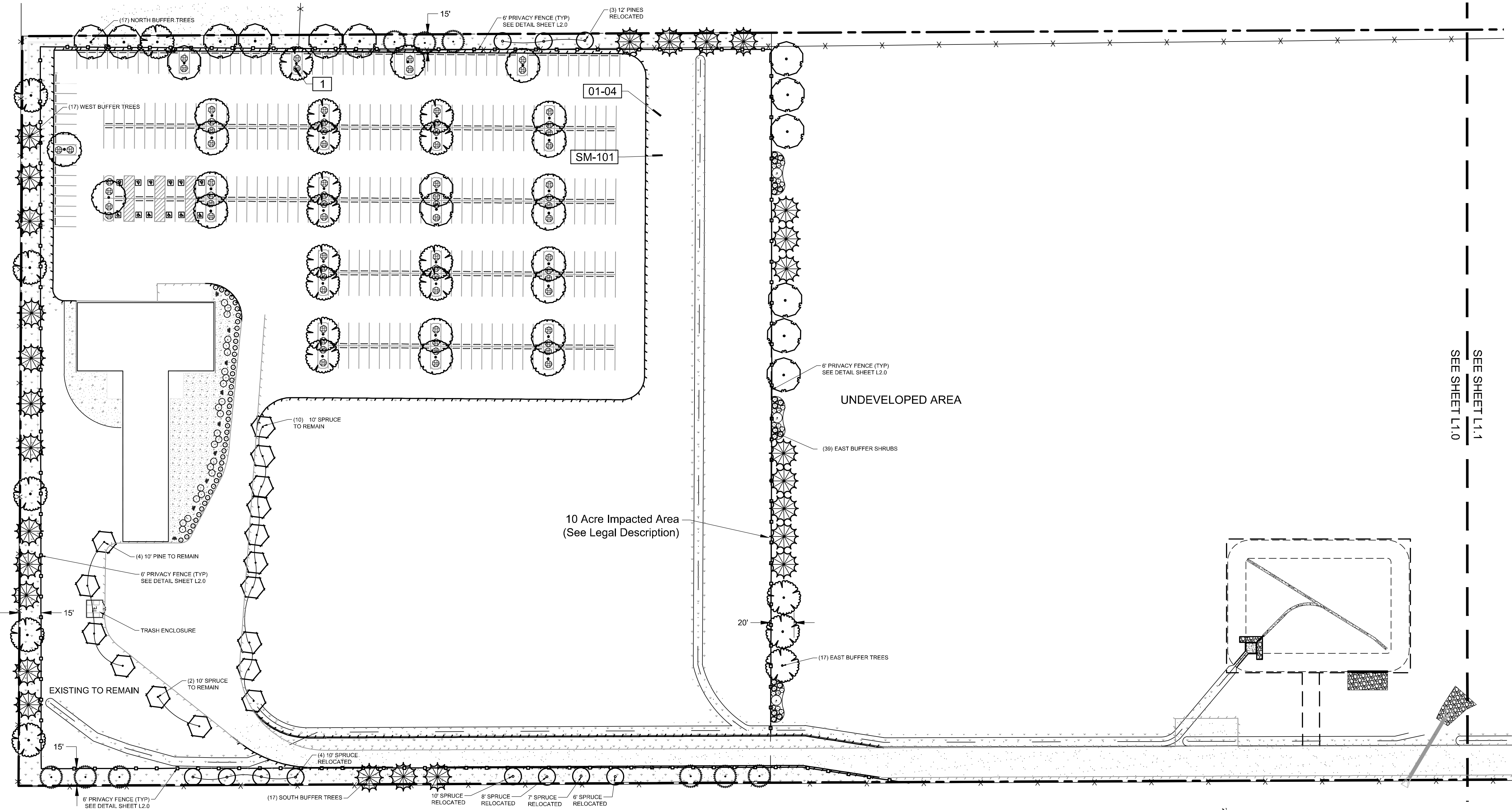
SITE / UTILITY PLAN
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CHECKED BY: CFC
PROJECT NO.
01-0406.002.00
DOC CON #
0006-SITE

6 OF 23



LANDSCAPE PLAN

SCALE: 1" = 50'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN
TREES						
	CS	18	Catalpa speciosa / Northern Catalpa	B & B	2"Cal	
	CO	22	Celtis occidentalis / Common Hackberry	B & B	2"Cal	
	GTS	15	Gleditsia triacanthos inermis "Shademaster" TM / Shademaster Locust	B & B	2"Cal	
	PE	9	Pinus edulis / Pinon Pine	5' B&B		
	PP	27	Pinus ponderosa / Ponderosa Pine	6' B&B		
	EXR	11	RELOCATE AS INDICATED / EXISTING TREE TO BE RELOCATED DASHED CIRCLE INDICATES ORIGINAL LOCATION, ARROW POINT INDICATES NEW LOCATION	EX		
	EX-RET	44	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX		
SHRUBS						
	BOX	44	Buxus microphylla / Boxwood	5 gal		
	EN	18	Ericameria nauseosa / Rubber Rabbitbrush	5 gal		
	FM	3	Forestiera neomexicana / New Mexican Privet MULTISTEM	5 gal.		
	HS	24	Hydrangea paniculata / Panicle Hydrangea	5 gal		
	PALS	18	Perovskia atriplicifolia "Little Spire" / Dwarf Russian Sage	5 gal		
	RG	70	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac	5 gal		
PERENNIALS						
	PMR	45	Penstemon mexical "Red Rocks" / Penstemon	4"pot		

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	NLS	76,310 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO LOW GROW NATIVE 5 LBS PER 1000 SQUARE FEET.	SEED
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	28,752 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
SYMBOL	DESCRIPTION
	SEED ALL DISTURBED AREAS WITH LOW GROW NATIVE SEED MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
	32 LANDSCAPE IMPROVEMENTS DESCRIPTION
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
Arizona Fescue
Sandberg Bluegrass
Rocky Mountain Fescue
(Rate: 5 lbs/1000 sf (PLS))

SEED MAINTENANCE: MOW LOW GROW
NATIVE MIX ABOUT 1/2 THE AMOUNT AS
SODDED TURFGRASS OR AS NEEDED. HAND
PULL WEED OR SPOT WEED USING A
BROADLEAF APPLICATION DURING FIRST 3
GROWING SEASONS.

DISTURBED AREAS TO BE
RESEEDDED WITH LOW
GROW NATIVE MIX UNLESS
OTHERWISE NOTED. RE:
CIVIL PLANS

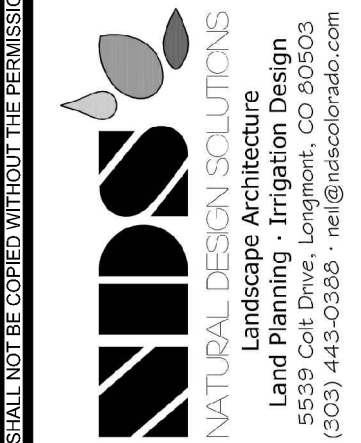
SITE CATEGORY REQUIREMENTS

STREET FRONTAGE				
Street Name or Zone Boundary (elev.)	Adjacent Use	Width Provided	Linear Footage	
East*	Imboden Rd	N/a - Targeted approach	625	
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)			
n/a	n/a			
OVERALL LANDSCAPE				
Net Site Area (SF) (less public R.O.W.)	Landscape Area Required	Landscape Area Provided		
1,737,085 sf	173,708 / 86,854 ROW	173,708+ / 87,715 ROW		
PARKING LOT LANDSCAPE				
Parking Space Provided	No. of Trees Req / Prov.	Parking Area (SF) Required / Provided	Percentage landscape Req. / Provided	
343	34 / 34	4095 / 4095+	75% / 75%	
BUFFERYARDS - TYPE 'C'				
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)	Fence Provided
West	659	15'	17 / 17	632 lf
North	661	15'	17 / 17 (3 existing)	642 lf
South	661	15'	17 / 17 (8 existing)	627 lf
East	659	20'	17 / 17	N/a - Targeted Approach - 39 shrubs

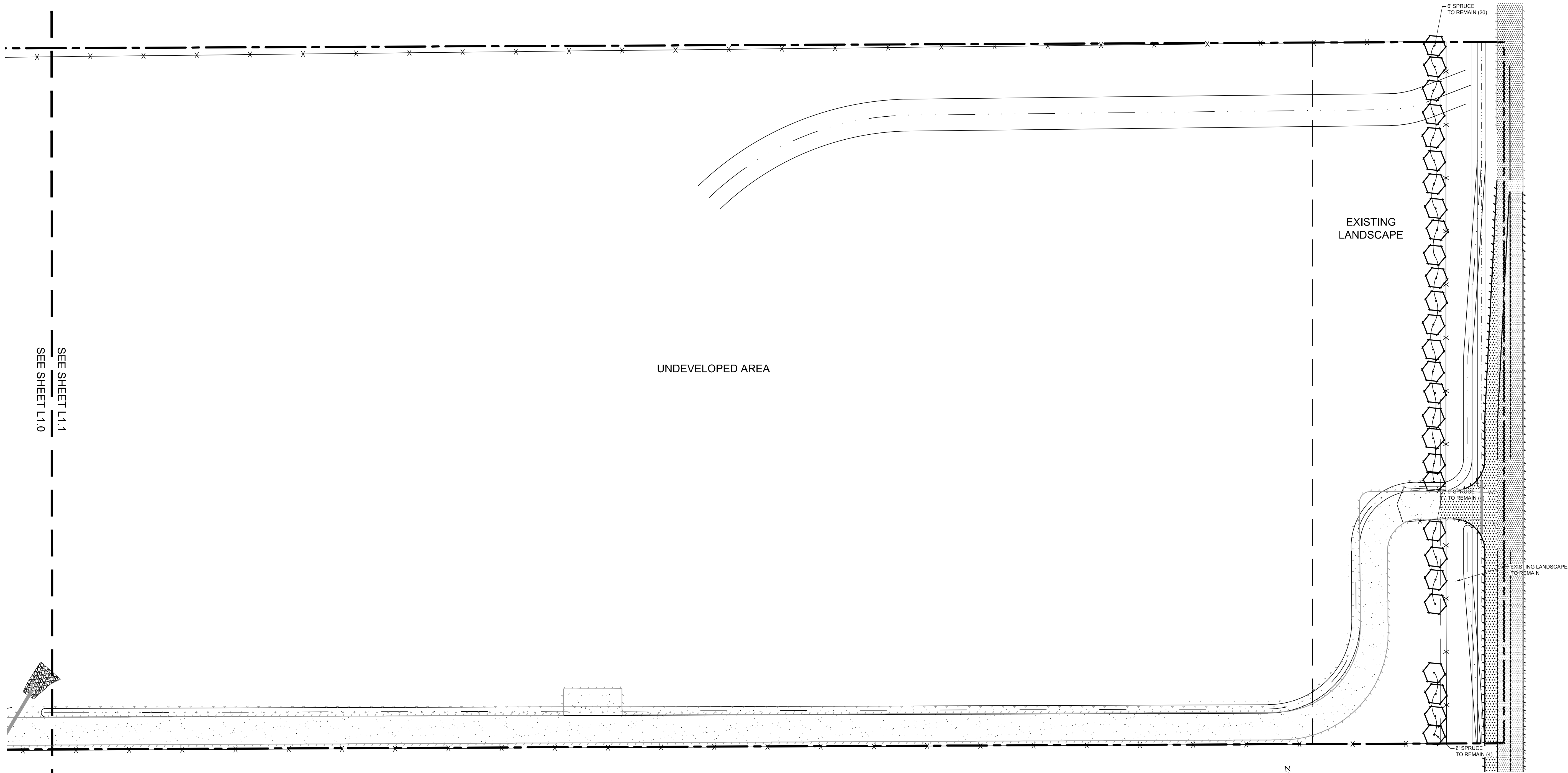
6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

REVISIONS:
City Comment: 05.20.22
City Comment: 06.08.22
City Comment: 06.15.22
City Comment: 06.14.23
City Comment: 06.25.23
City Comment: 06.14.24



PROJ. NO.:
DATE: 12.21.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L10



SEE SHEET L1.1
SEE SHEET L1.0

LANDSCAPE PLAN

SCALE: 1" = 50'

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY FOR REFERENCE ONLY: VERIFY ALL COUNTS PER PLAN
	CS	18	Catalpa speciosa / Northern Catalpa	B & B	2"Cal	
	CO	22	Celtis occidentalis / Common Hackberry	B & B	2"Cal	
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	EXR	11	EXISTING TREE TO BE RELOCATED/RELOCATE AS INDICATED DASHED CIRCLE INDICATES ORIGINAL LOCATION, ARROW POINT INDICATES NEW LOCATION	EX		
	EX-RET	44	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	BOX	44	Buxus microphylla / Boxwood	5 gal		
	EN	18	Ericameria nauseosa / Rubber Rabbitbrush	5 gal		
	FM	3	Forestiera neomexicana / New Mexican Privet MULTISTEM	5 gal.		
	HS	24	Hydrangea paniculata / Panicle Hydrangea	5 gal		
	PALS	18	Perovskia atriplicifolia 'Little Spire' / Dwarf Russian Sage	5 gal		
	RG	70	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
	PMR	45	Penstemon mexicali 'Red Rocks' / Penstemon	4"pot		

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	NLS	76,310 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO LOW GROW NATIVE 5 LBS PER 1000 SQUARE FEET.	SEED
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	28,792 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH

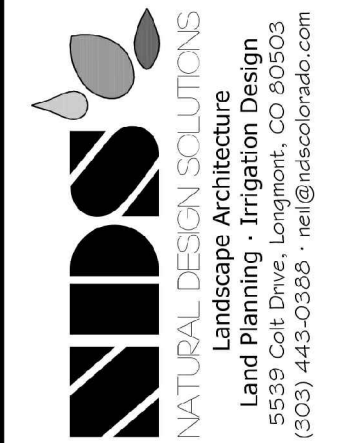
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SYMBOL	DESCRIPTION
	SEED ALL DISTURBED AREAS WITH LOW GROW NATIVE SEED MIX UNLESS OTHERWISE NOTED.
SYMBOL	DESCRIPTION
	32 LANDSCAPE IMPROVEMENTS DESCRIPTION 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

SITE CATEGORY REQUIREMENTS

STREET FRONTAGE				
Street Name or Zone Boundary (elev.) East*	Adjacent Use Imboden Rd	Width Provided N/a - Targeted approach	Linear Footage 625	
No. of Trees Req / Prov. (1/40 lf)	Shrubs Required / Provided (2/40 lf)			
n/a	n/a			
OVERALL LANDSCAPE				
Net Site Area (SF) (less public R.O.W.) 1,737,085 sf	Landscape Area Required 173,708 / 86,854 ROW	Landscape Area Provided 173,708+ / 87,715 ROW		
PARKING LOT LANDSCAPE				
Parking Space Provided 343	No. of Trees Req / Prov. 34 / 34	Parking Area (SF) Required / Provided 4095 / 4095+	Percentage landscape Req. / Provided 75% / 75%	
BUFFERYARDS - TYPE 'C'				
Street Name or Zone Boundary (elev.)	Linear Footage	Buffer Width	No. of Trees Req / Prov (2/80 lf)	Fence Provided
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City Comment:	02.14.23
City Comment:	06.23.23
City Comment:	02.16.24
City Comment:	04.04.24



6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L11

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE WORKMAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELATIVE TO THE SEQUENCING AND SCOPE OF WORK.

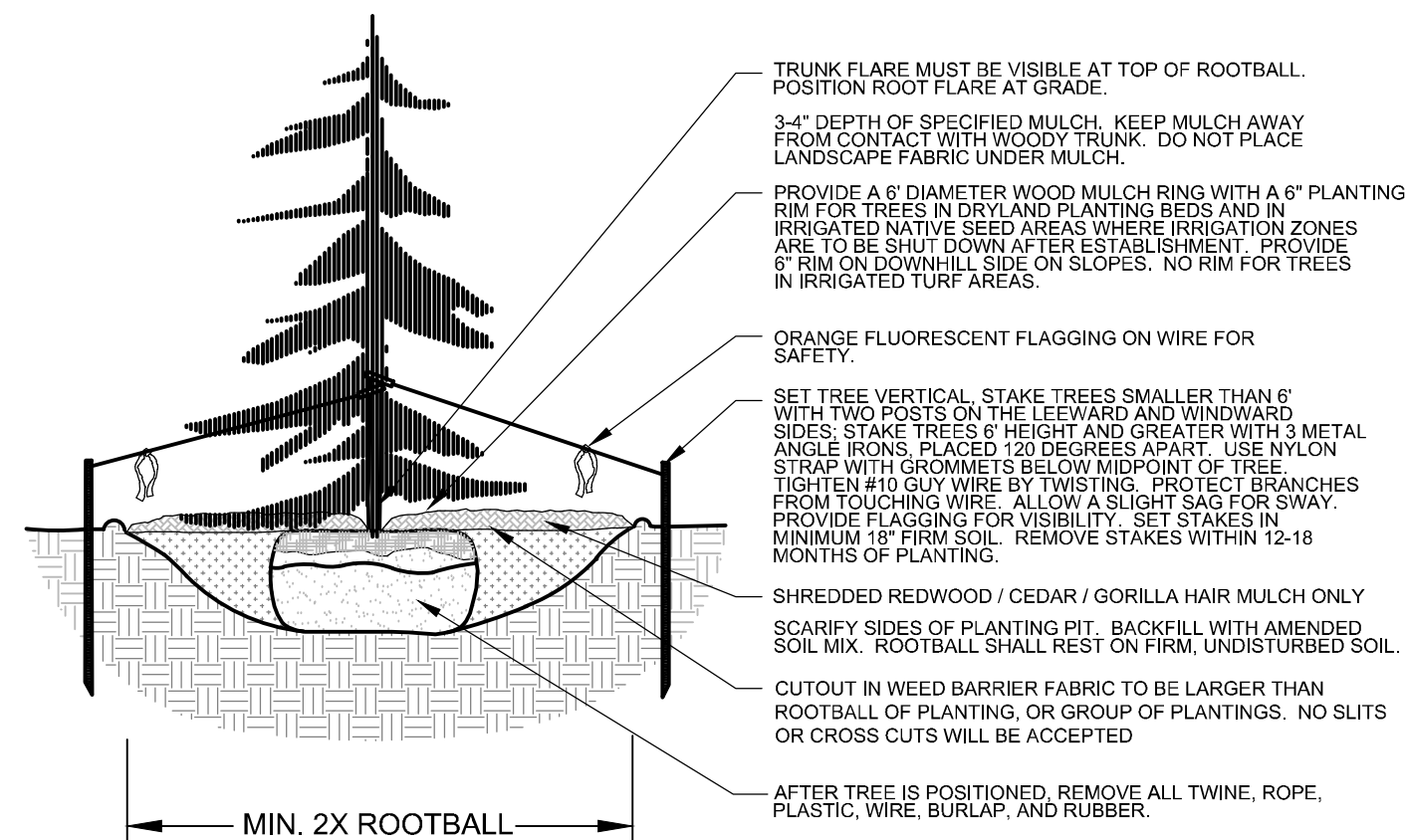
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE COVERED WITH WOOD MULCH PRIOR TO REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - A. 1" BELOW CURB FOR ALL SEEDDED AREAS.
 - B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MULCHURED LAWN AREAS. AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE FROM ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¾" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¾" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 9. MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT TO BE PLACED UNDER ROCK OR WOOD MULCH.

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
 8. FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

NOTES:

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
8. FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



EVERGREEN TREE PLANTING DETAIL

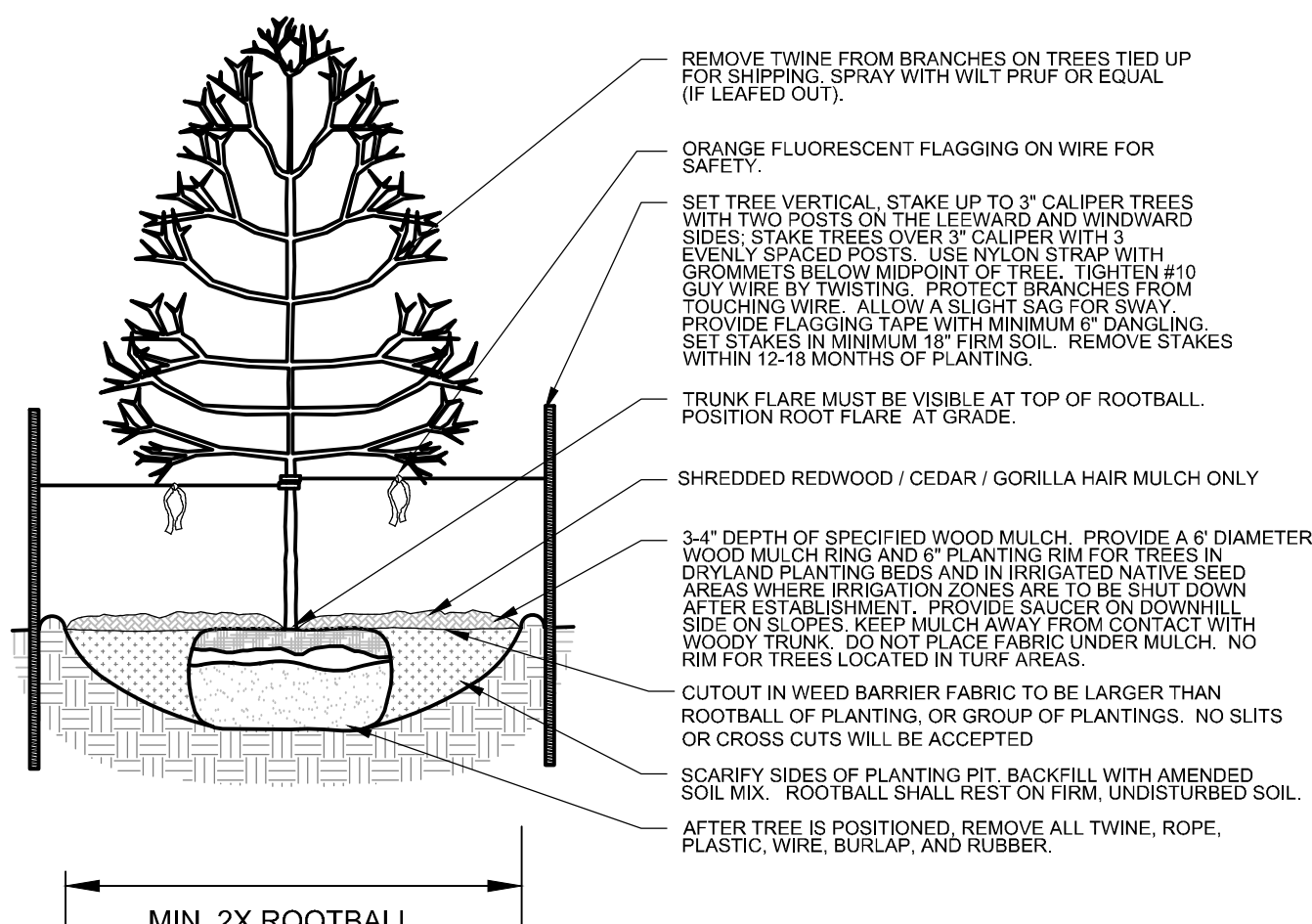
NOT TO SCALE

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 1:5 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIME OF HYDROMULCH) CONTRACTOR TO SPOT NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. CONTRACTOR TO DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1' OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDS AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM GAP OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCO SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

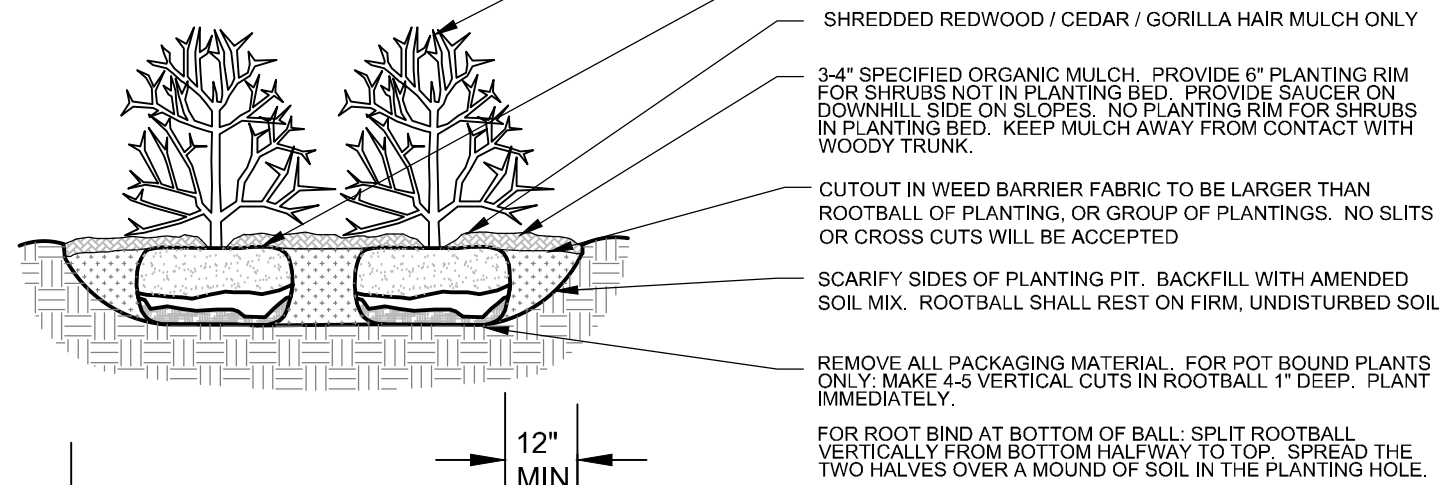
NOTES:

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS BRANCHES, OR OTHER WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAP, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



DECIDUOUS TREE PLANTING DETAIL

120



SHRUB PLANTING DETAIL

120

1. DEVELOPER WILL INSTALL ALL PRIVACY FENCING, TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.
2. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
3. CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
4. CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
5. NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
6. ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
7. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
8. RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

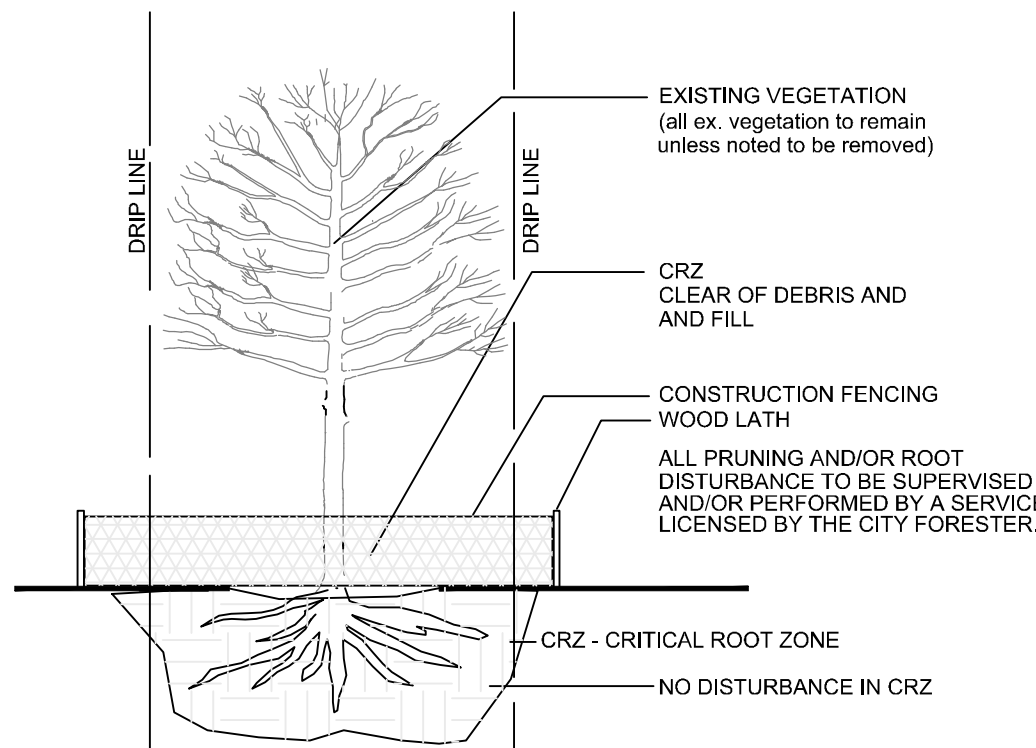
PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

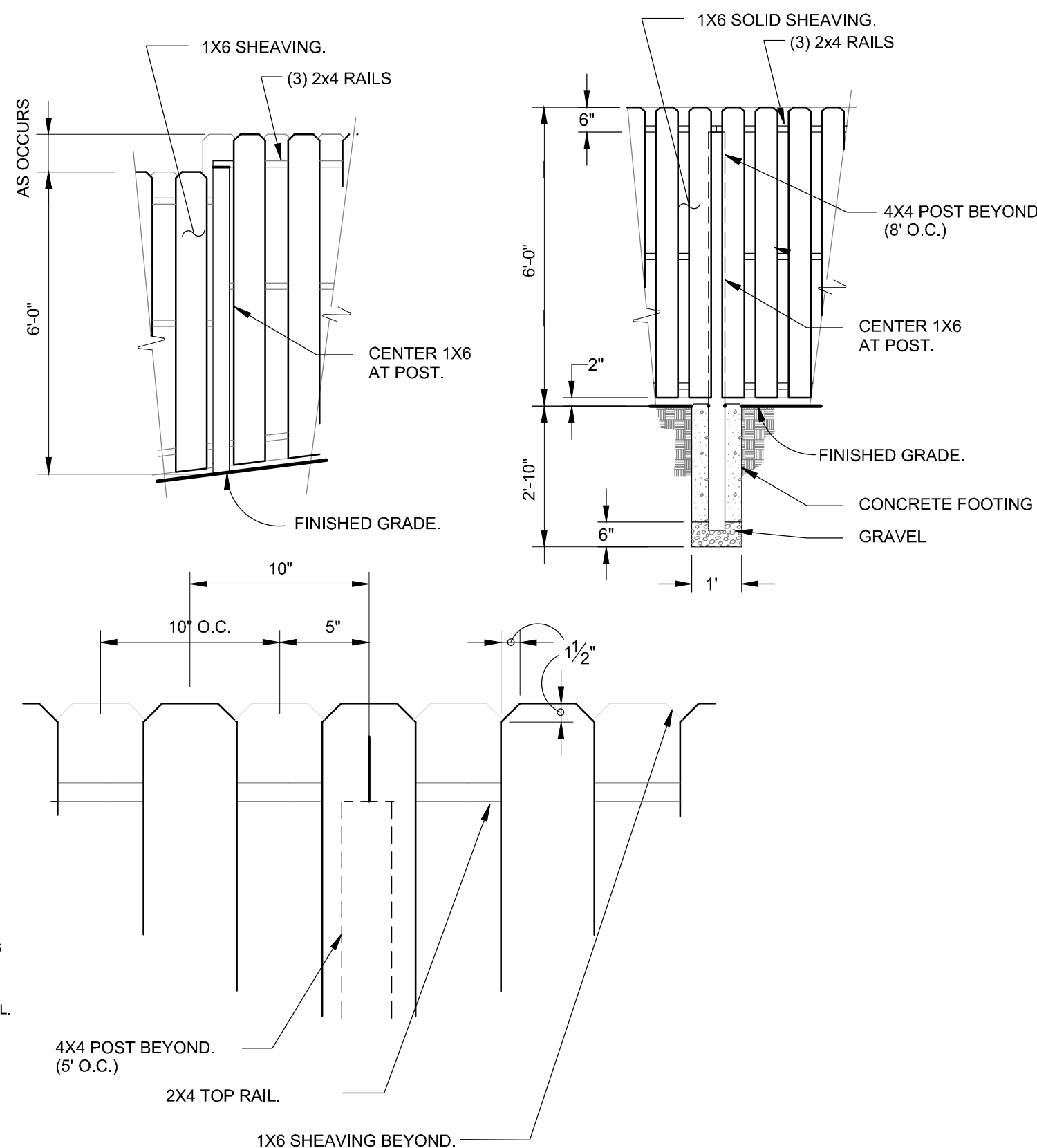
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.



6" 'ColorTree' Outdoor Privacy Windscreen Fence Cover, with Heavy Duty Brass Grommets, Commercial Grade - 170 GSM (Or Equal)
Install in accordance with manufacturer's directions.

6' SHADOWBOX FENCE DETAIL

120

DEVELOPER WILL INSTALL ALL PRIVACY FENCING, TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. NATIVE SEED AREAS WILL NOT HAVE PERMANENT IRRIGATION, BUT WILL RECEIVE TEMPORARY IRRIGATION UNTIL FULLY ESTABLISHED. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT
BASED ON SPECIFIC PLANT REQUIREMENTS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED
LOCAL REQUIREMENTS AND INDUSTRY STANDARDS.
CONSTRUCTION DOCUMENTS SUITABLE FOR
DEVELOPMENT COORDINATION TO BE PROVIDED.

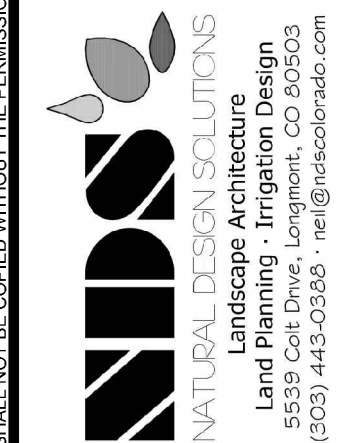
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

IRRIGATION WATER USAGE

NATIVE SEED AREAS:	76,310 SF
TREE & SHRUB BEDS:	17,546 SF
TOTAL LANDSCAPE AREA:	93,856 SF (2.15 Acres)
TOTAL IRRIGATED AREA:	17,546 SF (0.40 Acres)

* Note: The Low Grow Native seed mix specified can survive without supplemental irrigation after establishment.

REVISIONS:	
Cty Comment:	05.20.22
Cty Comment:	06.08.22
Fence Update:	08.15.22
Cty Comment:	02.14.23
Cty Comment:	06.23.23
Cty Comment:	02.16.24
Cty Comment:	04.04.24



6539 IMBODEN RD
ADAMS COUNTY, CO

FINAL LANDSCAPE PLAN DETAILS & NOTES

PROJ. NO.:	
DATE:	12.21.21
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 4/18/2025

Project Number: RCU2023-00001

Project Name: GCSA Event Center Conditional Use Permit Full Barn

Commenting Division: Plan Coordination 6th Review

Name of Reviewer: David DeBoskey

Date: 02/11/2025

Email:

Pending Public Hearing

See Planning Comments 6th review

Commenting Division: Planner Review 6th Review

Name of Reviewer: David DeBoskey

Date: 02/11/2025

Email:

Complete

Outstanding issues remain: Fire Safety concerns of structure and Engineering Improvements Bond, which is a part of the development agreement that is outstanding. After talking with applicant these issues must be resolved prior to hearing to gain staff support, but hearing is going forward regardless.

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DISTRICT 5

Commenting Division: Planner Review 6th Review

Name of Reviewer: David DeBoskey

Date: 03/29/2024

Email:

Resubmittal Required

PLN1: Garbage Area on site is clear. There is a concern that that garbage area will not be a a large enough space to provide the adequate room for the trash that will be generated. That is a small garbage dumpster for a use that will bring in 300+ people. Can you provide a larger garbage area with multiple dumpsters? Trash and Waste Management is a concern and will be required to show you plan to mitigate waste problems. Maybe you put more trash enclosures elsewhere on the site, rather then putting many in one place? Or maybe you put more in that same place? That is up to you in the plan to decide. What matters is the numbers of dumpsters.

PLN2: We remain concerned about the water for irrigation and landscaping. Landscaped area has not changed from last submittal. It is over one acre. If you want to help your case, I recommend this is shifted to landscaping of not more than 1 acre.

The landscaping plan says that the owner, you, will be maintaining the landscaping. Is that correct?

PLN3: Concrete wheel stops are provided on the parking plan per spot. Thanks.

PLN4: Fire Department approval remains necessary to ensure that the use and people inside will be safe. When you receive the Fire Department's review and potential approval, please upload that in your resubmittal.

PLN5: Can the landscaping plan edit out the extra instructions about the "10' spruce [trees] to be relocated" (on the southern edge) and "12' Pine [trees] to be relocated" (on the northern edge) and associated lines, arrows and circles of not-future areas where the trees are planned, and instead just show them where they should be instead like the rest of the landscaping?

The finalized landscaping plan will be shown in the hearing presentations and if the plan is looks too complicated it will make for more questions and potentially more concerns if things are not as clear as they can be. It will help you to make it look as finished as possible.

Commenting Division: Application Intake 6th Review

Name of Reviewer: Kevin Mills

Date: 03/08/2024

Email:

Complete

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Commenting Division: Plan Coordination 5th Review

Name of Reviewer: David DeBoskey

Date: 02/02/2024

Email:

Resubmittal Required

Commenting Division: Planner Review 5th Review

Name of Reviewer: David DeBoskey

Date: 02/02/2024

Email:

Resubmittal Required

PLN1: There are no garbage areas on the site plan. Where are you disposing of your garbage? These need to be clear on the site plan. The regulations for garbage areas are here:

4-09-02-12-01 Garbage Storage: Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

PLN2: We are concerned that there is not enough water to maintain the landscaping, let alone everything else. We recently received a Well Permit of yours from the Fire Department and we are concerned about Condition 5: "The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre, use in 2 single family dwellings, and fire protection." County staff has not seen this letter prior to last week when the Fire Department sent us it.

You must reevaluate the landscape plan and strategize and prioritize where the 1 acre of landscaping should be. We recommend focusing on areas where nuisances are likely to occur/start. This means around the parking lot, and not along west side of the barn. The point of the landscaping is too mitigate potential light, dust, noise, etc.

PLN3: Because the parking lot is not a hard surface, we require the parking lot to be installed with physical parking spot demarcations on every spot. Specifically, this means concrete wheel stops for every parking spot.

If these are not addressed before hearing this will be a problem.

Commenting Division: Development Engineering Review 5th Review

Name of Reviewer: Laurie Clark

Date: 01/08/2024

Email:

Complete

EGR2023-00019 engineering documents are approved. Development Agreement and INF Permit are next steps.

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Commenting Division: Application Intake 5th Review

Name of Reviewer: Rayleen Swarts

Date: 12/19/2023

Email:

Complete

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: David DeBoskey

Date: 10/03/2023

Email:

Resubmittal Required

Commenting Division: Planner Review 4th Review

Name of Reviewer: David DeBoskey

Date: 10/03/2023

Email:

Complete

PLN1: Certificate of Occupancy (CO) and Fire Department approval are still going to be necessary. While the EGR is under review still, it could be a good time to obtain CO and Fire approval. These will be conditions precedent, things needing to be done prior to potential approval of the use. However, it would help you case if they are done prior to hearing though.

Commenting Division: Development Engineering Review 4th Review

Name of Reviewer: Laurie Clark

Date: 10/03/2023

Email:

Resubmittal Required

EGR2023-00019 is currently in review.

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Commenting Division: Environmental Analyst Review 4th Review

Name of Reviewer: Megan Grant

Date: 09/28/2023

Email:

Complete

The following actions to be completed by the applicant will be requirements of the conditional use permit.

ENV1. Septic use permit has been issued by ACHD (dated 09/12/2023). Applicant/operator will follow all conditions, restrictions, and limitations as set forth in the use permit and the ACHD OWTS regulations.

ENV2. CDPHE Summary Letter on Water Well (dated 02/07/2023) - next required steps for system recommended improvements:

- 1) Work on the engineering design application and submit it after well is drilled and all water quality sampling is conducted (see steps below in comment ENV3).
- 2) Attain operator identification, take operator training courses, and become certified water operator.
- 3) Continue to work with Local Assistance Unit Coach and other CDPHE WQCD staff in preparing to become an active public water system.

ENV3. Per the communication with CDPHE (dated 08/30/2023), the well and pump design for your system will have to meet the specifications found in the CDPHE "Design Criteria for Potable Water Systems."

- 1) The applicant will need to install a well pump, even if it is a temporary pump, in order to collect the required water quality samples.
- 2) The analytes required to be tested are listed on page 7 the "basis of design" report.
- 3) The well driller might be able to help you with the correct sizing of the well pump for your facility based on your expected usage.
- 4) The "basis of design" form template (for small systems- includes pre-accepted design specifications and equipment) can be found here: https://drive.google.com/file/d/1go_E7Rge73wV9lUVtRISUlTiQcdld9f/view.
- 5) The proposed event center would be classified as a transient, noncommunity system; therefore, some of the contaminants listed on page 7 of the "basis of design" report are recommended but not required to be tested.
- 6) Testing for Nitrate, Nitrite, Total Coliform/E. Coli is required.
- 6) Testing for iron, manganese, T.O.C. (total organic carbon), and hydrogen sulfide is recommended, because these compounds will have an effect on chlorine demand and calculating dosing/chlorine pump sizing.
- 7) The applicant will need at least one sample set analyzed and submitted with that "basis of design" report.
- 8) If the levels come back high on some of the analytes, the reviewing engineer may request another sample set be tested during another calendar quarter, but they will generally be able to conditionally approve a design with the initial sample with the completed "basis of design" report.
- 9) The "basis of design" form can help you decide what equipment you will install. The pre-accepted designs and diagrams within that template will help you configure your design.
- 10) You will need some general estimates on flows to be able to select equipment (e.g., well pressure/baffle tank, chemical feed system and pumps, etc.) and as mentioned above, water quality data is helpful for this.

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Commenting Division: Application Intake 4th Review

Name of Reviewer: Amanda Buesgens

Date: 09/13/2023

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: David DeBoskey

Date: 08/22/2023

Email:

Resubmittal Required

Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Date: 08/18/2023

Email:

Resubmittal Required

ENV1. What is the purpose of the "water tank" inside the building? Capacity? How will it be filled? Please provide more information.

ENV2. Applicant must meet ACHD requirements and submittals in order to obtain a USE permit and final approval for the septic system. What is the timeframe for your contractor?

ENV3. Please provide communications with CDPHE Drinking Water Section regarding water supply and well requirements.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 08/18/2023

Email:

Resubmittal Required

PLN1: I see the landscape plan with the revisions. Why does the southern border of the bufferyard not have the required trees along the bufferyard in the designated spaces but has arrows indicating future positioning? Please put tree images where they will be planted.

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Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Laurie Clark

Date: 08/16/2023

Email:

Resubmittal Required

ENG1: Engineering Review case EGR2023-00019 is currently in process.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Rayleen Swarts

Date: 07/31/2023

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 05/26/2023

Email:

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 05/26/2023

Email:

Resubmittal Required

Please see attached PDF

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Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 05/16/2023

Email:

Resubmittal Required

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ENV1. Facility can not operate until CUP conditions are met.

ENV2. Applicant must meet ACHD requirements and submittals in order to obtain a USE permit and final approval. The applicant has not obtained an onsite wastewater system USE permit from the ACHD for the additional and expanded use of the property. The included permit is for expansion/repair, and is not a USE permit.

Condition of CUP

"On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. In our previous letter, TCHD (now ACHD) required a Use Permit for the existing OWTS serving the event center building. The property owner has been issued an expansion permit to expand the system, as required, and will be issued a Use Permit after the new system is installed and requirements met." (07/18/2022 TCHD Letter)

ENV3. The applicant must provide data on the indoor water usage and event population for the time period the event center has been in use. This was indicated as "NOTED" in the response to comments; however, no information was provided. Applicant must meet ACHD requirements and submittals in order to obtain final approval.

Condition of CUP

"The event center will be required to track indoor water usage and event population for a minimum of two years and provide a report of such data to the Tri-County Health Department (now Adams County Health Department) on an annual basis. Should the data indicate that flows from the facility exceed 2,000 GPD based on the maximum monthly average flow, the local permit terminates, the OWTS becomes subject to the Water Quality Control Act, and GCSA Event Center must modify or construct a domestic wastewater treatment works following the applicable State of Colorado statutes, regulations, and policies."

ENV4. Please provide updated information on status of communication with CDPHE Drinking Water Section. What requirements were determined for the drinking water system?

Condition of CUP

"If the commercial well water system serves 25 or more persons on average, a minimum of 60 days per year it is subject to regulation by the CDPHE as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system."

ENV5. Please document specific information on measures that will be employed to control expected increase in fugitive dust and noise from the expanded use of the event center. For example, if watering and compacting is used, conducting these operations BEFORE each event would help to reduce fugitive dust (not AFTER as indicated in response to comments).

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Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Laurie Clark

Date: 05/03/2023

Email:

Resubmittal Required

ENG1: All Engineering Documents shall be reviewed through the Engineering Review Process which requires a separate application and is tracked through a separate case number other than the RCU case. Do not upload engineering/civil site design documents to the RCU Case for review. All requested resubmittal items for the EGR case must be submitted via email to the One Stop Customer Center. No building permits will be issued until the engineering documents are approved and the Engineering Review case is completed.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Megan Ulibarri

Date: 05/01/2023

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 02/13/2023

Email:

Resubmittal Required

PLN01:

Because the county has not received anything regarding the previous application: RCU2021-00023, we want to ensure you still intend to fulfill the conditions precedent. Until all those conditions are met, the Event Center use is NOT allowed on 6539 Imboden Rd.

Please inform us if you intend to do all the conditions precedent, or if you would like this process to be a separate Conditional Use Permit, which is the same process and timeline as this amendment. If you still intend on the original CUP, let's discuss your progress.

Please refer to the, previously given to you, approval resolution for guidance on the conditions precedent.

PLN02:

Bennett Fire will have comments on this application. They will be sent to you at a later date.

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 02/09/2023

Email:

Resubmittal Required

ENV1. Has the applicant obtained an onsite wastewater system USE permit from the health department for the additional and expanded use of the property?

ENV2. The applicant must provide data on the indoor water usage and event population for the time period the event center has been in use.

ENV3. The applicant may need a permit for the expanded use, which impacts the volume of wastewater generation.

ENV3. Any onsite wastewater treatment system that handles more than 2000 GPD is subject to state (CDPHE) permitting.

More information is available at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>. Septic system applications can be mailed or dropped off at the S. Platte Crossing office or emailed to EHWaterProgram@adcogov.org

ENV4. Can the applicant provide documentation of a commercial groundwater well permit from the Division of Water Resources?

ENV5. If the commercial well water system serves 25 or more persons on average, a minimum of 60 days per year it is subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

ENV6. Please provide specific information on measures that will be employed to control expected increase in fugitive dust and noise from the expanded use of the event center.

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DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 02/09/2023

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0680H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The project site is NOT within the County's MS4 Stormwater Permit area. Proposed improvements appear to disturb more than one (1) acre, therefore a State Permit COR400000 will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

ENG3: Access shall comply with Access Permit ACC2020-00107.

ENG4: The Drainage Letter submitted previously under RCU2021-00023 shall be updated to reflect the proposed changes to the site.

ENG5: The Traffic Impact Study submitted previously under RCU2021-00023 shall be updated to reflect the proposed changes to the site.

ENG6: The applicant is required to submit for review and receive approval of all construction documents (construction plans and reports) under the Adams County EGR process. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, and traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations.

ENG7: The developer is required to construct roadway improvements and a turn lane adjacent to the proposed site as required by the approved traffic impact study.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Department.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

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DISTRICT 3

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DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Building Safety Review

Name of Reviewer: Heather Whitaker

Date: 01/26/2023

Email:

Complete

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your
r e f e r e n c e
https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department

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DISTRICT 5



July 18, 2022

David Debosky
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: GCSA Event Center, RCU2021-00023
TCHD Case No. 7276

Dear Mr. Debosky,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for an event center located at 6539 Imboden Road. Four events per month with up to 299 people are proposed. Tri-County Health Department (TCHD) staff previously reviewed the application and, responded with comments in a letter dated October 12, 2021. At this time, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. In our previous letter, TCHD required a Use Permit for the existing OWTS serving the event center building. The property owner has been issued an expansion permit to expand the system, as required, and will be issued a Use Permit after the new system is installed.

Well Permitting

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

Domestic Well

Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Michael Weakley, 720-774-3412 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

Public Water System (PWS)

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Fugitive Dust on Unpaved Parking Lots and Roads

Unpaved roads and parking lots in traffic and parking areas may contribute to increased fugitive dust emissions which can have negative impacts on health. The applicant should develop a plan for fugitive dust control including the application of water on unpaved areas when needed based on dry conditions. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, paving, suggested speed restrictions or other techniques. Non-potable water used for dust suppression or any other non-potable uses should be labeled appropriately. The case referral materials indicate that the driveway and parking areas are recycled asphalt. This should address dust sufficiently.

Noise – Loud Use

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). A noise analysis should be conducted to evaluate the potential impact of noise from the proposed use to surrounding areas. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include

GCSA Event Center
July 18, 2022
Page 3 of 3

setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Dylan Garrison, Michael Weakley, TCHD



October 12, 2021

David Debosky
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: GCSA Event Center, RCU2021-00023
TCHD Case No. 7276

Dear Mr. Debosky,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for an event center located at 6539 Imboden Road. Four events per month with up to 299 people are proposed. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when the property changes use or when TCHD does not have record of the system. TCHD does not have record of an OWTS on the subject property. TCHD recommends that Adams County require that the applicant obtain a Use Permit through TCHD prior to approval of the conditional use permit.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370. More information is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

On-Site Wastewater Treatment System (OWTS) – Engineer Evaluation

In addition to the Use Permit, the applicant shall provide proof that the existing system is sized appropriately for the proposed use and that the resulting design flow for the OWTS does not exceed 2000 gallons per day, provided by a qualified professional such

as a wastewater engineer. TCHD recommends that Adams County require review and approval by TCHD prior to issuance of the Conditional Use Permit.

The site plan indicates parking for the event will be located on the north and south sides of the building. It is not clear how attendees will access the north parking lot. Based on the site plan included with the case referral materials, the OWTS is located east of the building, and attendees may drive over the sewer line to access the north lot. The grade of pipe used for the sewer line shall be evaluated to determine if it can accommodate car traffic; or traffic shall be directed so as not to cross the sewer line.

The applicant may contact Michael Weakley at (720) 200-1593 or mweakley@tchd.org with questions or for more information.

Well Permitting

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

Domestic Well

Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Jennifer Charles, Water Quality Specialist, at (720) 200-1583 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

Public Water System (PWS)

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment

(CDPHE) as a non-community drinking water system. If the water system is not approved by CDPHE, or if it will need to be expanded, or to determine if the system meets the definition of a PWS, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Fugitive Dust on Unpaved Parking Lots and Roads

Unpaved roads and parking lots in traffic and parking areas may contribute to increased fugitive dust emissions which can have negative impacts on health. The applicant should develop a plan for fugitive dust control including the application of water on unpaved areas when needed based on dry conditions. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, paving, suggested speed restrictions or other techniques. Non-potable water used for dust suppression or any other non-potable uses should be labeled appropriately. The case referral materials indicate that the driveway and parking areas are recycled asphalt. This should address dust sufficiently.

Noise – Loud Use

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). A noise analysis should be conducted to evaluate the potential impact of noise from the proposed use to surrounding areas. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Michael Weakley, TCHD



February 22, 2022

Kurt Rollin, P.E.
CES Consultants, LLC
721 4th Street, Suite I
Ft. Lupton, Colorado, 80621

RE: GCSA Event Center Wastewater, RCU2021-00023
TCHD Case No. 7276

Dear Mr. Rollin,

Thank you for the opportunity to review and comment on the wastewater design flows for an event center located at 6539 Imboden Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and responded in a letter dated October 12, 2021.

The applicant has provided calculations by CES Consultants, LLC for on-site wastewater design flows, in accordance with our October 12, 2021 letter to Adams County. Daily flows are estimated to be 1490 Gallons per Day (GPD), which is below the 2000 GPD threshold for State approval and regulation. The wastewater system may therefore be permitted as an Onsite Wastewater Treatment System (OWTS) through TCHD. TCHD is satisfied with the calculations, and the plan to build or expand on the existing On-Site Wastewater Treatment System (OWTS) to meet the proposed daily flows.

Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when the property changes use or when TCHD does not have record of the system. TCHD did not have record of an OWTS on the subject property. In accordance with our October 12, 2021 letter, the applicant has applied for a Use Permit. However, the existing OWTS is not appropriately sized for the projected flows. Therefore, it will be necessary for the system to be expanded and permitted by TCHD prior to approval of the Conditional Use Permit for the event center.

The site plan included with the case referral materials indicates parking for the event will be located on the north and south sides of the building. It is not clear how attendees will access the north parking lot. Based on the site plan, the OWTS is located east of the building, and attendees may drive over the sewer line to access the north lot. The grade of pipe used for the sewer line shall be evaluated to determine if it can accommodate car traffic; or traffic shall be directed so as not to cross the sewer line.

The applicant may contact Michael Weakley at (720) 200-1593 or mweakley@tchd.org with questions or for more information; and may continue the Use Permit process with

GCSA Event Center Wastewater
Date
Page 2 of 2

Brian Mead at the TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370, bmead@tchd.org. More information on obtaining a permit to expand is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

This letter is meant to address provision of wastewater services only, and does not address TCHD's previous comments regarding noise, dust, or provision of drinking water.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, Michael Weakley, Brian Mead, TCHD
Charles Cousino, CDPHE
David Deboskey, Adams County

February 28, 2022

David DeBoskey, Planner I
Adams County Community and Economic Development Department
4430 South Adams County Parkway; Suite W2000A
Brighton, CO 80601-8216

Subject GCSA Event Center (RCU2021-00023) - Conditional Acceptance as 2,000 gpd or less
6539 Imboden Rd.
Adams County, CO

Dear Mr. DeBoskey:

The Water Quality Control Division (division) received the request to review the proposed conditional use permit request for the GCSA Event Center from Adams County Community and Economic Development Department on September 23, 2021. On February 14, 2022 the division received additional information relative to the proposed use and wastewater flows for this facility. This information was used to accurately evaluate if the GCSA Event Center meets the definition of a domestic wastewater treatment works or if it is an OWTS accepting less than or equal to 2,000 gpd.

Subsequent to the review of this information, the division is amenable to the GCSA Event Center site to be permitted by the Tri-County Health Department as an OWTS with a design capacity of 2,000 gpd or less. The Division's acceptance of this proposal is based on the following:

- The event center will only include a warming kitchen; no major food service. Subsequently, all meal preparation will be conducted off-site and catered to the facility.
- The event center will not provide a dishwasher, thus all plate, pan and utensil washing will be conducted off-site.
- The event center will be required to track indoor water usage and event population for a minimum of two years and provide a report of such data to the Tri-County Health Department on an annual basis.
- Should the data indicate that flows from the facility exceed 2,000 GPD based on the maximum monthly average flow, the local permit terminates, the OWTS becomes subject to the Water Quality Control Act, and GCSA Event Center must modify or construct a domestic wastewater treatment works following the applicable State of Colorado statutes, regulations, and policies.

The division appreciates the opportunity to work with GCSA Event Center, Adams County Community and Economic Development Department, and the Tri-County Health Department through this process. If you have any questions, please contact me at chuck.cousino@state.co.us.

Sincerely,

Charles J. Cousino, REHS
On-site Wastewater Treatment System Coordinator
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: Mike Weakly, Tri-County Health Department
Kurt Rollin, P.E., CES Consultants



COLORADO
Department of Public
Health & Environment

October 14, 2021

David DeBoskey, Planner I
Adams County Community and Economic Development Department
4430 South Adams County Parkway; Suite W2000A
Brighton, CO 80601-8216

RE: GCSA Event Center; RCU2021-00023
6539 Imboden Rd.
Adams County, CO

Dear Mr. DeBoskey:

The Water Quality Control Division (division) received the Conditional Use Permit request for the GCSA Event Center from Adams County Community and Economic Development Department on September 23, 2021. After evaluation of the information provided, the division has determined that the proposed onsite wastewater treatment system (OWTS) would have a designed capacity greater than 2,000 GPD based on average daily flows at peak occupancy and would meet the definition of a domestic wastewater treatment works. A domestic wastewater treatment works (DWWTW) is defined by the Colorado Water Quality Control Act (the "Act"), § 25-8-103(5), C.R.S., as:

"...a system or facility for treating, neutralizing, stabilizing, or disposing of domestic wastewater which system or facility has a designed capacity to receive more than two thousand gallons of domestic wastewater per day."

Further, according to § 25-8-702(1), C.R.S. and § 25-8-501, C.R.S. of the Act, facilities that meet the definition of a domestic wastewater treatment works must comply with the following:

"No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction have been approved by the division."

"No person shall discharge any pollutant into any state water from a point source without first having obtained a permit from the division for such discharge, and no person shall discharge into a ditch or man-made conveyance for the purpose of evading the requirement to obtain a permit under this article."

In order to ensure that the division has properly understood the application for the proposed OWTS at the GCSA Event Center, the division expects that the GCSA Event Center application to address each of the following items:

1. The proposed wastewater flows for this facility were not provided. Please provide a flow estimate of the proposed peak flows from this site. Note that all assumptions must be justified by citing the source of the information.
 - a. To evaluate the designed capacity of the facility, the wastewater flow must be estimated for the anticipated maximum month average day flow at peak occupancy. Please note that for sites with significant fluctuations in daily flow (e.g., an events center), maximum month average daily flow must consider days with reasonable flow and not minimalist days (e.g., school with 22 days attendance divides monthly flow by 22 days, not 30 days). In this situation, estimates are needed for the probable flow for events at maximum occupancy.



- b. Flow estimation. For single use facilities without site-specific flow records, the division considers flow values identified in Regulation 43. While table 6-2 of [Regulation 43](#) does not have a specific "commercial wastewater category" for "event center", if the use was something similar to a banquet or wedding reception, where food was served, the closest category for initial estimates without additional information would be a church - with food service; thus 7.5 gal./user. The flow estimate could be refined with additional information as noted in item 2 below. With the proposed maximum occupancy noted as 299 users, an estimated flow would then be calculated as follows: 299 people per event x 7.5 gal/person/event = 2,243 GPD. This example calculation estimates that the daily flow per event would exceed 2,000 GPD and classify the facility as a DWWTW.
2. Please provide a detailed explanation of the type of kitchen use for this facility to justify flow estimates. Other than stating, "event center", the proposed use and kitchen equipment were not provided. Please provide additional information about the food services. Will this be a full kitchen with meal prep and dishwashing, or just warming kitchen with each event catered? Will plates and utensils be single-service type, or re-usable - washed onsite for re-use?

As a general comment, the site plan included with the application only indicates that a septic tank currently exists on the site. If modifications to the application redefine the proposed OWTS below the threshold of a DWWTW, Tri-County Health Department may oversee the design review of the OWTS. If this occurs, the local public health department would ensure that the OWTS is properly designed to accommodate the proposed hydraulic and organic load. In this case, the division suggests that the Tri-County Health Department require the facility to track and report indoor water and event population. This data collection would allow the facility to verify assumptions made during this process.

Please provide additional data supporting the estimates and provide information to the division for review and consideration. The division expects that these concerns be remedied prior to consideration or approval of the conditional use permit by the Adams County Community and Economic Development Department.

Thank you for the opportunity to offer comments on this application. Feel free to contact me at 719-432-9586 or by email at chuck.cousino@state.co.us should you have any questions.

Sincerely,

Chuck Cousino, REHS
Onsite Wastewater Treatment System Coordinator
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: Mike Weakley, Tri-County Health Department
Bret Icenogle, WQCD Engineering Section



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:
<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)





COLORADO
Division of Water Resources
Department of Natural Resources

April 18, 2024

David DeBoskey
Adams County Planning & Development Department
Transmission via email: DDeboskey@adcogov.org

RE: GCSA Event Center Conditional Use Permit, Amendment No. 1
Project Number: RCU2023-00001 (6539 Imboden Road, Watkins)
SE1/4, Section 6, T3S, R64W, 6th P.M.
Water Division 1, Water District 1

Dear David DeBoskey:

We have reviewed the additional information provided by the Applicant on April 15, 2024 on the above referenced referral for a major amendment to an approved conditional use permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the existing 39-acre parcel. This request is located at 6539 Imboden Road in Watkins. The comments in this letter supersedes the comments from the April 10, 2024 letter.

This referral does not appear to qualify as a “subdivision” as defined in Section § 30-28-101(10)(a), C.R.S., pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this proposal or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to this additional information the estimated water demands for the event center is approximately 50,000 gallons/year (0.15 acre-feet/year) based on approximately 500 customers/day, 20 days/year and an estimated demand of 5 gallons/customer/day. In addition, the estimated water demand for the landscape is 53,516.93 gallons/year (0.16 acre-feet/year). Further, the sprinkler system for the property is designed to discharge at a rate of 0.100 GPM per square-foot of floor area over a maximum area of 900 square-feet when supplied water at a rate of 265 GPM. In order to ensure that sufficient amount of water is available for the event center including the landscape and fire protection, the applicant estimated a **maximum** amount of 1.5 acre-feet for the event center, 0.5 acre-feet for the landscape and 2 acre-feet for the fire protection.

The existing well located on the subject property is operating under permit no. 86379-F. Permit no. 86379-F was issued on December 8, 2021 pursuant to § 37-90-137(4) and the findings of the State Engineer for commercial, irrigation of not more than 1 acre and use in two single family dwellings. The permit was amended on October 9, 2023 to add fire protection. The permit allows withdrawal from the nontributary Upper Arapahoe aquifer at a maximum pumping rate of 50 GPM and an average annual withdrawal amount of 8.5 acre-feet/year.

The estimated uses and the maximum estimated amount for the event center including the landscape and fire protection appear to be within the limitation of the existing well permit no. 86379-F. The existing well with permit no. 86379-F must be operated in accordance with its permitted terms and conditions.



The Applicant should be aware that any proposed detention pond for this project must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., otherwise the structure may be subject to administration by this office. The applicant should review *DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Please contact me at 303-866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 31285

File for permit no. 86379-F



COLORADO
Division of Water Resources
Department of Natural Resources

April 10, 2024

David DeBoskey
Adams County Planning & Development Department
Transmission via email: CLaRue@adcogov.org

RE: GCSA Event Center Conditional Use Permit, Amendment No. 1
Project Number: RCU2023-00001 (6539 Imboden Road, Watkins)
SE1/4, Section 6, T3S, R64W, 6th P.M.
Water Division 1, Water District 1

Dear David DeBoskey:

We have reviewed the above referenced referral received on April 5, 2024. The Applicant is requesting a major amendment to an approved conditional use permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the existing 39-acre parcel. This request is located at 6539 Imboden Road in Watkins.

This referral does not appear to qualify as a “subdivision” as defined in Section § 30-28-101(10)(a), C.R.S., pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this proposal or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Estimated water demands, proposed uses and the water source for the event center were not provided. According to the records available in the State Engineer’s Office there is an existing well located on the subject property, operating under permit no. 86379-F. Permit no. 86379-F was issued on December 8, 2021 pursuant to § 37-90-137(4) and the findings of the State Engineer for commercial, irrigation of not more than 1 acre and use in two single family dwellings. The permit allows withdrawal from the nontributary Upper Arapahoe aquifer at a maximum pumping rate of 50 GPM and an average annual withdrawal amount of 8.5 acre-feet/year.

This office has no comments on the use of the existing well permit no. 86379-F for the event center so long as it used in accordance with its permitted terms and conditions.

In addition, the Applicant should be aware that any proposed detention pond for this project must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., otherwise the structure may be subject to administration by this office. The applicant should review *DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.



Please contact me at 303-866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ioana Comaniciu', written in a cursive style.

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 31285
File for permit no. 86379-F

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 304348 - -
DIV. 1 WD 1 DES. BASIN MD

APPLICANT

GCSA LLC
GERMAN ALDANA
1947 MACON ST
AURORA, CO 80010-

(303) 681-8831

APPROVED WELL LOCATION

ADAMS COUNTY
NW 1/4 SE 1/4 Section 6
Township 3 S Range 64 W Sixth P.M.

DISTANCES FROM SECTION LINES

1667 Ft. from South Section Line
2271 Ft. from East Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 534958 Northing: 4407470

PERMIT TO CONSTRUCT A 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 39.8 acre(s) described as that portion of the SE 1/4, Sec. 6, Twp. 3 South, Rng. 64 West, 6th P.M., Adams County, more particularly described on the attached exhibit A.
- 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) Production from this well is restricted to the Denver aquifer, which corresponds to the interval between 125 feet and 665 feet below the ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 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>

APPROVED
JMW

State Engineer

Dick Wolfe by

DATE ISSUED 01-26-2017

Joan Wilkin

By

EXPIRATION DATE 01-26-2019

Receipt No. 3677995

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., Ste 821, DENVER, CO 80203
Main: (303) 866-3581 dwrpermitsonline@state.co.us

RESIDENTIAL Note: Also use this form to apply for livestock watering
Water Well Permit Application
Review form instructions prior to completing form.
Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s)

GCSA LLC/German Aldana

Mailing address

1947 Macon Street

City

Aurora

State

CO

Zip code

80010

Telephone (w/area code)

303-681-8831

E-mail

aldana2808@comcast.net

2. Type Of Application (check applicable boxes)

- ☒ Construct new well ☐ Change source (aquifer)
☐ Replace existing well ☐ Reapplication (expired permit)
☐ Use existing well ☐ Rooftop precip. collection
☐ Change or increase use ☐ Other:

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well (Important! See Instructions)

County

1/4 of the 1/4

Section

Township

N or S

Range

E or W

Principal Meridian

Distance of well from section lines (section lines are typically not property lines)

Ft. from ☐ N ☐ S

Ft. from ☐ E ☐ W

For replacement wells only - distance and direction from old well to new well

feet

Direction

Well location address (Include City, State, Zip)

☐ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

☐ Zone 12 or ☒ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☒ YES

Easting: 534958

Northing: 4407470

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:

- ☐ Subdivision: Name _____
Lot _____ Block _____ Filing/Unit _____
☐ County exemption (attach copy of county approval & survey)
Name/# _____ Lot # _____
☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
☐ Mining claim (attach copy of deed or survey) Name/#: _____
☒ Square 40 acre parcel as described in Item 4
☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel

39.8253

C. Are you the owner of this parcel?

☒ YES ☐ NO

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no - list other wells)

E. State Parcel ID# (optional):

Office Use Only

Form GWS-44 (7/2012)

RECEIVED
JAN 20 2017
WATER RESOURCES
STATE ENGINEER
COLO

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☐ A. Ordinary household use in one single-family dwelling (no outside use)
☒ B. Ordinary household use in 1 to 3 single-family dwellings:
Number of dwellings: 1
☒ Home garden/lawn irrigation, not to exceed one acre:
area irrigated 1 sq. ft. ☒ acre
☒ Domestic animal watering - (non-commercial)
☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate Annual amount to be withdrawn
15 gpm 3 acre-feet
Total depth Aquifer
500 feet Denver

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO
If yes, provide name of supplier:

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
☐ Central system: District name: _____
☐ Vault: Location sewage to be hauled to: _____
☐ Other (explain): _____

10. Proposed Well Driller License #(optional):

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application

Date (mm/dd/yyyy)

01/19/2017

In signing print name and title

German Aldana Owner

Office Use Only

USGS map name

DWR map no.

Surface elev.

5430

Receipt area only

PER UMT'S

NW SE

6 38 64W

16675 2271E

Trans # 3677995

Transaction # 3677995

Date 1/20/2017 11:41:16 AM

Transaction Total \$100.00

CHECK #2/92 \$100.00

AQUAMAP

WE

WR

CWCB

TOPO

MYLAR

SB5

DIV 1 WD 1 BA MD

Best Copy Available

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel C:

A part of the SE 1/4 of Section 6, Township 3 South, Range 64 West 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, Township 3 South, Range 64 West 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 1318.63 feet to the point of beginning;

thence S89°44'44"W a distance of 2634.23 feet to a point on the West line of said SE 1/4;

thence N00°17'43"E along said West line, a distance of 658.71 feet;

thence N89°43'54"E a distance of 2630.75 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

Excepting and reserving unto Seller, and to seller's heirs and assigns, all of seller's right title and interest in and to all of the oil, gas and other minerals (including without limitation oil, gas, hydrocarbons, sulfur, coal, lignite and uranium) in, on and under the property to be conveyed, including any and all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil, gas or mineral lease.

SPECIAL WARRANTY DEED

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

THIS DEED is dated the 30th day of December, 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 Street, 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 Thousand Dollars and No Cents (\$160,000.00)**, 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: 0 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.

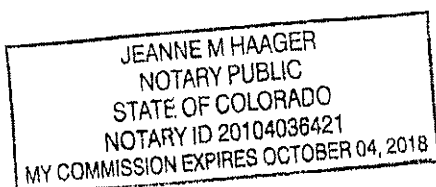
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

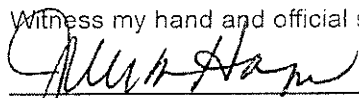

Daniel Dent Watts, Manager

State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 30th day of December, 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: 10/4/2018

Bedrock Aquifer Evaluation Determination Tool**Denver Basin Aquifer - Specific Location Determination Tool**

Applicant: Aldana

Reciept No: 3677995

Evaluated By: JMW

Location: NW 1/4 of SE 1/4 of Sec. 6, T.3S, R.64W. (1667 SSL, 2271 ESL)

Basin Designation: Location is within the UNKNOWN Designated Ground Water Basin.

Ground Surface Elevation: 5430 Feet Number of Acres: 1

Aquifer	Elevation (ft)		Net Sand	DEPTH (ft)		ANNUAL APRPROP. (A-F)	STATUS
	<i>Bot</i>	<i>Top</i>		<i>Bot</i>	<i>Top</i>		
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	4766	5303	192.6	664	127	0.33	NNT
Upper Arapahoe	4564	4739	138.0	866	691	0.23	NT
Lower Arapahoe	4241	4489	61.2	1189	941	0.10	NT
Laramie-Fox Hills	3656	3930	169.0	1774	1500	0.25	NT

NOTE: 'E' indicates a location is at an aquifer boundary and the values may be more approximate.

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.

Form No. GWS-32 10/2016	PUMP INSTALLATION AND PRODUCTION EQUIPMENT TEST REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 www.water.state.co.us and dwrpermitsonline@state.co.us	For Office Use Only RECEIVED MAR 02 2018 WATER RESOURCES STATE ENGINEER COLO												
1. Well Permit Number: <u>304348</u> Receipt Number: <u>3077995</u>														
2. Owner's Well Designation:														
3. Well Owner Name: <u>German Aldana</u>														
4. Well Location Street Address:														
5. GPS Well Location: <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: <u>534958</u> Northing: <u>4407470</u> County: <u>Adams</u>														
6. Legal Well Location: <u>NW 1/4, SE 1/4, Sec. 10</u> Twp. <u>3</u> <input type="checkbox"/> N or S <input checked="" type="checkbox"/> Range <u>104</u> <input type="checkbox"/> E or W <input checked="" type="checkbox"/> Distances from Section Lines: <u>1667</u> ft. from <input type="checkbox"/> N or S <input checked="" type="checkbox"/> sec. line, and <u>2271</u> ft. from <input checked="" type="checkbox"/> E or W <input type="checkbox"/> sec. line Subdivision: _____, Lot _____, Block _____, Filing (Unit) _____														
7. Check Installation Type: <input checked="" type="checkbox"/> Initial Pump Installation <input type="checkbox"/> Replacement Pump <input type="checkbox"/> Change in Depth Only <input type="checkbox"/> Repair														
8. Pump Data: Type: <u>Submersible</u> Date Installed(mm/dd/yyyy): <u>1-18-18</u> Pump Manufacturer: <u>FPS</u> Pump Model No. <u>10FAISA</u> Design GPM: <u>10</u> at RPM <u>3450</u> HP <u>1</u> Volts <u>230</u> Full Load Amps <u>13</u> Pump Intake Depth: _____ Feet, Drop/Column Pipe Size Inches, <u>1</u> Kind of Drop Pipe <u>1" PVC SCH120</u> Additional Information for Pumps Greater Than 50 GPM: Turbine Driver Type: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____ Design Head: _____ feet Number of Stages: _____ Shaft size: _____ inches														
9. Other Equipment: Airline Installed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Orifice Depth ft. _____ Monitor Tube Installed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Depth ft. _____ Flow Meter Mfg. _____ Meter Serial No. _____ Meter Readout: <input type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet Beginning Reading: _____														
10. Cistern Information: Material: _____ Capacity: _____ gallons Date Installed: _____														
11. Production Equipment Test Data: <input type="checkbox"/> check box if data is submitted on Form Number GWS-39 Well Yield Test Report. <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Total Well Depth: <u>300</u> ft.</td> <td style="width:25%;">Date: <u>1-18-18</u></td> <td style="width:25%;">Time: <u>2:00</u></td> <td style="width:25%;"></td> </tr> <tr> <td>Static Level: <u>125</u> ft.</td> <td>Rate (gpm): <u>11</u></td> <td></td> <td></td> </tr> <tr> <td>Date Measured: <u>1-17-18</u></td> <td>Pumping Level (ft): <u>145</u></td> <td></td> <td></td> </tr> </table>			Total Well Depth: <u>300</u> ft.	Date: <u>1-18-18</u>	Time: <u>2:00</u>		Static Level: <u>125</u> ft.	Rate (gpm): <u>11</u>			Date Measured: <u>1-17-18</u>	Pumping Level (ft): <u>145</u>		
Total Well Depth: <u>300</u> ft.	Date: <u>1-18-18</u>	Time: <u>2:00</u>												
Static Level: <u>125</u> ft.	Rate (gpm): <u>11</u>													
Date Measured: <u>1-17-18</u>	Pumping Level (ft): <u>145</u>													
12. Disinfection: Type: Chlorine Amt. Used: 2 Gallons														
13. Notification: Was Advanced Notification Required Prior to Installation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____														
14. Water Quality analysis available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please submit with this report.														
15. Remarks: <div style="height: 40px;"></div>														
16. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402-2. The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online, the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.														
Company Name: Crandall Drilling & Pump Service	Email: crandalldrilling@gmail.com	Phone w/area code: (303) 622-4820												
Mailing Address: PO BOX 357 Strasburg, CO 80136		License Number: 1229												
Sign (or enter name if filing online) <u>Howard H Crandall</u>	Print Name and Title Howard Crandall - Owner	Date: <u>1-30-18</u>												

[illegible]



ORIGINAL PERMIT APPLICANT(S)

GCSA LLC

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

NE 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: 535423.0 Northing: 4407525.0

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 37-90-137(4) and the findings of the State Engineer dated July 30, 2019.
- 4) The use of ground water from this well is limited to irrigation.
- 5) The pumping rate of this well shall not exceed 65 GPM.
- 6) The average annual amount of ground water to be withdrawn shall not exceed 8.8 acre-feet.
- 7) Production is limited to the Upper Arapahoe aquifer which is located 635 feet below land surface and extends to a depth of 805 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

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.

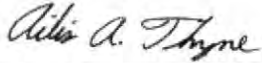
NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

WELL PERMIT NUMBER 83437-F

RECEIPT NUMBER 3692323

NOTE: This well will be completed in a Type I aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time 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://water.state.co.us>



Issued By AILIS THYNE

Date Issued: 7/30/2019

Expiration Date: 7/30/2020

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1,
ADAMS COUNTY, COLORADO

APPLICANT: GCSA LLC

AQUIFER: UPPER ARAPAHOE

PERMIT NO.: 83437-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, GCSA LLC, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on June 13, 2019.
2. The applicant proposes to construct the well in the NE1/4 of the SE1/4 of Section 6, Township 3 South, Range 64 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: irrigation
5. The proposed maximum pumping rate of the well is 65 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the maximum amount determined to be available.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Upper Arapahoe Aquifer (hereinafter "aquifer"), which, as specified in the Denver Basin Rules, is located approximately 635 feet to 805 feet below land surface.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 39.8 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).
11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 39.8 acres of land described in Exhibit A is 880 acre-feet. This determination was based on the following as specified in the Denver Basin Rules:
 - a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 17 percent.
 - b. The average thickness of the saturated aquifer materials underlying the land under consideration is 130 feet.
13. A review of the records in the State Engineer's Office has not disclosed that there are any existing wells or other water rights claiming or diverting ground water from the aquifer underlying the land claimed by the applicant.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

- a. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 8.8 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).
- b. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 880 acre-feet.
- c. The well shall be constructed no more than 200 feet from the location specified on the permit application.
- d. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.
- e. The maximum pumping rate of the well shall not exceed 65 gallons per minute.
- f. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- g. Production is limited to the Upper Arapahoe Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.
- h. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- i. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.


Applicant: GCSA LLC
Aquifer: Upper Arapahoe
Permit No.: 83437-F

Page 3

Dated this 30th day of July, 2019.



Kevin G. Rein, P.E.
Director/State Engineer

By: 

Ailis Thyne
Water Resource Engineer

Prepared by: aat

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST, RM 821, DENVER, CO 80203
Main: (303) 866-3581 dwrpermitsonline@state.co.us

GENERAL PURPOSE

Water Well Permit Application

Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant

German Aldana *GCSA LLC*

Mailing address

po box 5

City

watkins

State

CO

Zip code

80137

Telephone # (area code & number)

720-626-7236

E-mail (online filing required)

gcsallc1978@gmail.com

2. Type Of Application (check applicable boxes)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Construct new well | <input type="checkbox"/> Use existing well |
| <input type="checkbox"/> Replace existing well | <input type="checkbox"/> Change or increase use |
| <input type="checkbox"/> Change source (aquifer) | <input type="checkbox"/> Reapplication (expired permit) |
| <input type="checkbox"/> COGCC Well | <input type="checkbox"/> Other: _____ |

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well

County

adams

1/4 of the

1/4

Section

Township

N or S

Range

E or W

Principal Meridian

Distance of well from section lines (section lines are typically not property lines)

Ft. from ☐ N ☐ S

Ft. from ☐ E ☐ W

For replacement wells only - distance and direction from old well to new well

feet

direction

Well location address (Include City, State, Zip)

☒ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM

☐ Zone 12 or ☒ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☒ YES

Easting 535423

Northing 4407525

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

see exhibit a

B. # of acres in parcel

10 39.8

C. Owner

GCSA LLC

German Aldana

D. Will this be the only well on this parcel? ☐ YES ☒ NO (if no list other wells)

304348

E. State Parcel ID# (optional):

Office Use Only

Form GWS-45 (07/2013)

RECEIVED

JUN 13 2019

WATER RESOURCES
STATE ENGINEER

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

- | | |
|--|---|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Dewatering System |
| <input type="checkbox"/> Municipal | <input type="checkbox"/> Geothermal (production or reinjection) |
| <input checked="" type="checkbox"/> Irrigation | <input type="checkbox"/> Other (describe): _____ |
| <input type="checkbox"/> Commercial | |

7. Well Data (proposed)

Maximum pumping rate

gpm

Annual amount to be withdrawn

max

65

acre-feet

Total depth

800

feet

Aquifer
upper arapahoe

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

see exhibit a

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres

8.5

B. Owner

GCSA LLC

German Aldana

C. List any other wells or water rights used on this land:

304348

9. Proposed Well Driller License #(optional): 1229

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application

Date (mm/dd/yyyy)

German Aldana

06/13/2019

signing print name and title

German Aldana

Office Use Only

USGS map name

DWR map no.

Surface elev.

irrigation
S. 8A 1/4

Receipt area only

NT-UNA

AQUAMAP plotted
WE
WR
CWCB
TOPO
MYLAR
SB5

ST-130-13
304348 - Denver aquifer

Registration # 3692323
Date 06/13/2019 2:53:20 PM
Transaction ID 1018 \$100.00
CHECK #1146 \$100.00

DIV *1* WD *1* BA MD

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
DIVISION OF WATER RESOURCES
1313 Sherman St, Room 821, Denver, CO 80203
Phone (303) 866-3581, Fax (303) 866-2223, www.state.co.us

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JUN 13 2019
WATER RESOURCES
STATE ENGINEER
COLO

NONTRIBUTARY GROUND WATER LANDOWNERSHIP STATEMENT

AQUIFER: upper Arapahoe

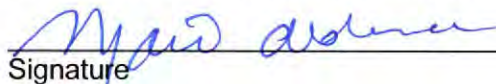
I (we) (Please Print) GCSA LLC
claim and say that I (we) am (are) the owner(s) of the following described property consisting of
39.8 acres in the County of Adams, State of Colorado,
as evidenced by the attached copy of a deed, recorded in the county (or counties) in which the
land is located. (insert the property's legal description)

See attached deed

I (we) further claim and say that the right to withdraw the ground water in the aquifer underlying the above described land has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

NOTE: A completed "Nontributary Landownership or Consent Verification of Notice" form (GWS-43) must also be provided for all applications submitted pursuant to C.R.S. 37-90-137(4) outside of a Designated Ground Water Basin.

Further, I (we) claim and say that I (we) have read the statement made herein; know the contents thereof; and that the same are true to my (our) knowledge. Pursuant to Section 24-4-104(13)(a), C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a Class 1 misdemeanor.


Signature

6-13-19
Date

Signature

Date

.....
Type or print neatly in black ink. This form may be reproduced by photocopy or word processing means. See additional instructions on back.

Form No.
GWS-43
Rev. 9/96

OFFICE OF THE STATE ENGINEER
818 Centennial Bldg.
1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

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JUL 29 2019

WATER RESOURCES
STATE ENGINEER
COLO

NONTRIBUTARY LANDOWNERSHIP OR CONSENT VERIFICATION OF NOTICE

GCSA LLC

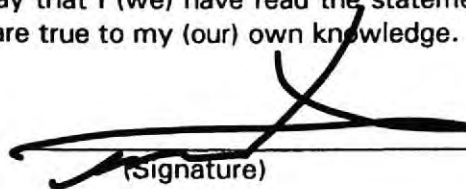
I (We) _____
(Name of Well Permit Applicant)

claim and say that I (we) have given notice pursuant to CRS 37-90-137(4)(b.5) of the application for a well permit by registered or certified mail, return receipt requested, no less than ten days prior to making of the application for the permit, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or a deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons given notice are listed below:

First Bank

Further, I (we) claim and say that I (we) have read the statements made herein; know the contents hereof; and that the same are true to my (our) own knowledge.


(Signature)

7-29-19

(Date)

(Signature)

(Date)

INSTRUCTIONS

PLEASE TYPE OR PRINT NEATLY IN BLACK INK. THIS FORM MAY BE REPRODUCED BY PHOTOCOPY OR WORD PROCESSING MEANS. SEE ADDITIONAL INSTRUCTIONS ON BACK.



STATE OF
COLORADO

Thyne - DNR, Ailis <ailis.thyne@state.co.us>

RE: [EXTERNAL] Well permit

1 message

SmithAcuna, Evan <Evan.SmithAcuna@efirstbank.com>

Mon, Jul 29, 2019 at 3:06 PM

To: german aldana <gcsallc1978@gmail.com>

Cc: "ailis.thyne@state.co.us" <ailis.thyne@state.co.us>

I received notice and approve for the well to be built.

Please let me know when it has been completed.



Evan SmithAcuña

Banking Officer

Hablo Español

NMLS ID 1641408

FirstBank - Aurora

2300 S Havana St. Aurora, CO 80014

T 303.696.2939 F 303.696.2935 | efirstbank.com | [Blog](#)

From: german aldana <gcsallc1978@gmail.com>

Sent: Monday, July 29, 2019 2:12 PM

To: SmithAcuna, Evan <Evan.SmithAcuna@efirstbank.com>

Subject: [EXTERNAL] Well permit

Evan,

Please see attachment.

I'm letting you know that I'm applying for a well permit.

Please email me and copy ailis.thyne@state.co.us

Stating you received notice and approve

Thanks

German

The information contained in this electronic communication and any document attached hereto or transmitted herewith is confidential and intended for the exclusive use of the individual or entity named above. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any examination, use, dissemination, distribution or copying of this communication or any part thereof is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy this communication. Thank you.

RECEIVED

JUN 13 2019

WATER RESOURCES
STATE ENGINEER
COLO

SPECIAL WARRANTY DEED

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

THIS DEED is dated the 30th day of December, 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 Street, 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 Thousand Dollars and No
Cents (\$160,000.00), 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: 0 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
wheresoever 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.

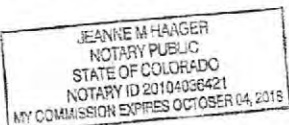
IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY

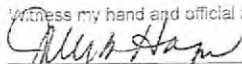

Daniel Dent Watts, Manager

State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 30th day of December, 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: 10/4/2018

Best Copy Available

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel C:

A part of the SE 1/4 of Section 6, Township 3 South, Range 64 West 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, Township 3 South, Range 64 West 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 1318.63 feet to the point of beginning;
thence S89°44'44"W a distance of 2634.23 feet to a point on the West line of said SE 1/4;
thence N00°17'43"E along said West line, a distance of 658.71 feet;
thence N89°43'54"E a distance of 2633.76 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.

Excepting and reserving unto Seller, and to seller's heirs and assigns, all of seller's right title and interest in and to all of the oil, gas and other minerals (including without limitation oil, gas, hydrocarbons, sulfur, coal, lignite and uranium) in, on and under the property to be conveyed, including any and all royalties, bonus amounts, delay rentals and other payments due and payable under any existing or future oil, gas or mineral lease.

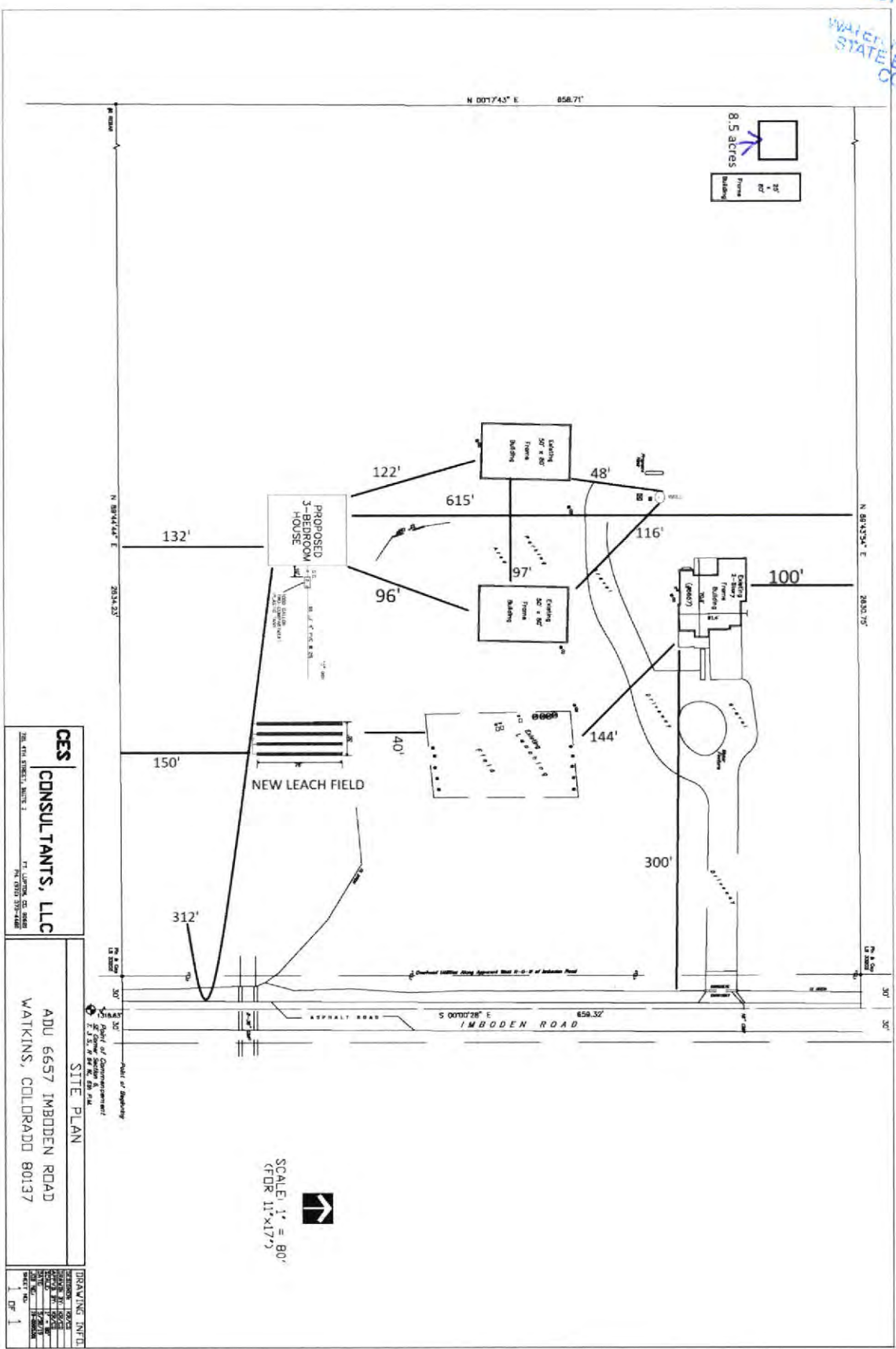
Best Copy Available

RECEIVED
JUN 13 2019
WATER RESOURCES
STATE ENGINEER
COLO

RECEIVED

JUN 13 2019

WATER RESOURCES
STATE ENGINEER
COLO



CES CONSULTANTS, LLC 701 4TH STREET, SUITE 2 Ft. COLLINS, CO. 80501 PH: 970.225.4488	SITE PLAN	ADU 6657 IMBODEN ROAD WATKINS, COLORADO 80137	DRAWING INFO DATE: 06/13/2019 BY: [Signature] CHECKED: [Signature] SCALE: 1" = 80' (FOR 11" x 17")



Bedrock Aquifer Evaluation Determination Tool
Denver Basin Aquifer - Specific Location Determination Tool

Applicant: GCSA LLC

Receipt Number: 3692323

Location: NE 1/4 of SE 1/4 of Sec. 6, T.3S, R.64W. (1902 SSL, 745 ESL)

Evaluated By: aat

Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin

Ground Surface Elevation: 5378

Number of Acres: 39.80

Aquifer	Elevation (ft)		Net Sand	Depth (ft)		Annual Approp. (AF)	Status
	Bottom	Top		Bottom	Top		
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	4775	5304	188.2	603	74	12.73	NNT
Upper Arapahoe	4573	4745	129.2	805	633	8.74	NT
Lower Arapahoe	4245	4498	67.8	1133	880	4.59	NT
Laramie-Fox Hills	3666	3936	169.1	1712	1442	10.10	NT

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.

Form No.
GWS-43
Rev. 9/96

OFFICE OF THE STATE ENGINEER
818 Centennial Bldg.
1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

RECEIVED
JUN 13 2019
WATER RESOURCES
STATE ENGINEER
COLO

NONTRIBUTARY LANDOWNERSHIP OR CONSENT VERIFICATION OF NOTICE

I (We) GCSA LLC
(Name of Well Permit Applicant)

claim and say that I (we) have given notice pursuant to CRS 37-90-137(4)(b.5) of the application for a well permit by registered or certified mail, return receipt requested, no less than ten days prior to making of the application for the permit, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or a deed of trust to, the overlying land recorded in the county in which the overlying land is located.

The names of the persons given notice are listed below:

none

Further, I (we) claim and say that I (we) have read the statements made herein; know the contents hereof; and that the same are true to my (our) own knowledge.

 6-13-19
(Signature) (Date)

(Signature) (Date)

INSTRUCTIONS

PLEASE TYPE OR PRINT NEATLY IN BLACK INK. THIS FORM MAY BE REPRODUCED BY PHOTOCOPY OR WORD PROCESSING MEANS. SEE ADDITIONAL INSTRUCTIONS ON BACK.



ORIGINAL PERMIT APPLICANT(S)

GCSA LLC

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

NE 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: 535423.0 Northing: 4407525.0

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 37-90-137(4) and the findings of the State Engineer dated July 30, 2019.
- 4) The use of ground water from this well is limited to irrigation.
- 5) The pumping rate of this well shall not exceed 65 GPM.
- 6) The average annual amount of ground water to be withdrawn shall not exceed 8.8 acre-feet.
- 7) Production is limited to the Upper Arapahoe aquifer which is located 635 feet below land surface and extends to a depth of 805 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

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.

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.

WELL PERMIT NUMBER 83437-F

RECEIPT NUMBER 3692323

NOTE: This well will be completed in a Type I aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time 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://water.state.co.us>



Issued By AILIS THYNE

Date Issued: 7/30/2019

Expiration Date: 7/30/2020



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



COLORADO

Division of Water Resources

Department of Natural Resources

WELL PERMIT NUMBER 317350-

RECEIPT NUMBER 10002841

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

100⁰⁰
COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., Ste 821, DENVER, CO 80203
Main: (303) 866-3581 Fax: (303) 866-2223 dwrpermitsonline@state.co.us

RESIDENTIAL Note: Also use this form to apply for livestock watering

Water Well Permit Application

Review form instructions prior to completing form.

Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s)

GCSA LLC

Mailing address

PO Box 5

City
Waxahatchie

State

CO

Zip code

80137

Telephone (w/area code)

3-435-3021

E-mail

gcsallc1978@gmail.com

2. Type Of Application (check applicable boxes)

- ☒ Construct new well
☐ Replace existing well
☐ Use existing well
☐ Change or increase use
☐ Change source (aquifer)
☐ Reapplication (expired permit)
☐ Rooftop precip. collection
☐ Other:

3. Refer To (if applicable)

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

4. Location Of Proposed Well (Important! See Instructions)

County

Adams

1/4 of the 1/4

Section

Township

N or S

☒ N ☐ S

Range

E or W

☐ E ☒ W

Principal Meridian

Distance of well from section lines (section lines are typically not property lines)

Ft. from ☐ N ☐ S

Ft. from ☐ E ☐ W

For replacement wells only -- distance and direction from old well to new well

feet

Direction

Well location address (Include City, State, Zip) ☐ Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

☐ Zone 12 or ☒ Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above? ☒ YES

Easting: 535467

Northing: 4407256

Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:

- ☐ Subdivision: Name
Lot _____ Block _____ Filing/Unit _____
☐ County exemption (attach copy of county approval & survey)
Name/# _____ Lot # _____
☐ Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
☐ Mining claim (attach copy of deed or survey) Name/#: _____
☒ Square 40 acre parcel as described in Item 4
☐ Parcel of 35 or more acres (attach metes & bounds description or survey)
☐ Other: (attach metes & bounds description or survey)

B. # of acres in parcel

40

C. Are you the owner of this parcel?

☒ YES ☐ NO

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no -- list other wells)

E. State Parcel ID# (optional):

Office Use Only

Form GWS-44 (7/2012)

RCVD DWR
04/07/2020

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- ☐ A. Ordinary household use in one single-family dwelling (no outside use)
☒ B. Ordinary household use in 1 to 3 single-family dwellings:
Number of dwellings: 1
☒ Home garden/lawn irrigation, not to exceed one acre:
area irrigated 1 sq. ft. ☐ acre
☒ Domestic animal watering -- (non-commercial)
☒ C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate 15 gpm Annual amount to be withdrawn 3 acre-feet
Total depth 360 feet Aquifer Denver

8. Water Supplier

Is this parcel within boundaries of a water service area? ☐ YES ☒ NO
If yes, provide name of supplier:

9. Type Of Sewage System

- ☒ Septic tank / absorption leach field
☐ Central system: District name: _____
☐ Vault: Location sewage to be hauled to: _____
☐ Other (explain) _____

10. Proposed Well Driller License #(optional): 1229

11. Sign or Enter Name of Applicant(s) or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application

Date (mm/dd/yyyy)



4-7-20

If signing print name and title

German Aldana

Office Use Only

USGS map name DWR map no. Surface elev. 5379

Receipt area only

SE 1/4 SE 1/4
6 3S 64W.

10002841

Plotted

AQUAMAP X

WE

WR

CWCB

TOPO

MYLAR

SB5 X

DIV 1 WD 1 BA MD

Best Copy Available

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 SE 1/4;
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



Bedrock Aquifer Evaluation Determination Tool Denver Basin Aquifer - Specific Location Determination Tool

Applicant: GCSA LLC (ALDANA, GERMAN) Receipt Number: 10002841
Location: SE 1/4 of SE 1/4 of Sec. 6, T.3S, R.64W. (977 SSL, 600 ESL) Evaluated By: DG
Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin
Ground Surface Elevation: 5379.34 Number of Acres: 40.00

Aquifer	Elevation (ft)		Net Sand	Depth (ft)		Annual Approp. (AF)	Status
	Bottom	Top		Bottom	Top		
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	4771	5306	200.7	608	73	13.65	NNT
Upper Arapahoe	4569	4744	124.2	810	635	8.45	NT
Lower Arapahoe	4243	4494	75.0	1136	885	5.10	NT
Laramie-Fox Hills	3665	3936	167.8	1714	1443	10.07	NT

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.



STATE OF
COLORADO

DWRPermitsOnline, DNR <dnr_dwrpermitsonline@state.co.us>

well permit

german aldana <gcsallc1978@gmail.com>
To: dwrpermitsonline@state.co.us

Tue, Apr 7, 2020 at 7:53 AM

good morning,

please find attached application.

phone number is 303-435-3021

thanks



parcel b well.pdf
179K

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

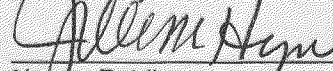


Daniel Dent Watts, Manager

State of Colorado
County of Denver


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: 10/17/2017

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



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 86379-F
RECEIPT NUMBER 10013402

ORIGINAL PERMIT APPLICANT(S)

GCSA LLC (LLARICXE ALDANA)

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: 6539 IMBODEN RD WATKINS, CO 80137
SW 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: 534848.0 Northing: 4407251.0

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 37-90-137(4) and the findings of the State Engineer dated December 8, 2021.
- 4) **CONDITION REVOKED ON 10/09/2023 REPLACED BY CONDITION #5.**
The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre and use in 2 single family dwellings.
- 5) The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre, use in 2 single family dwellings, and fire protection.
- 6) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 695 feet and 870 feet below the ground surface.
- 7) The pumping rate of this well shall not exceed 50 GPM.
- 8) The average annual amount of groundwater to be withdrawn shall not exceed 8.5 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 850 acre-feet.
- 9) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 13) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 14) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 15) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 86379-F

RECEIPT NUMBER 10013402

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

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 and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time 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: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).



Issued By JOANNA WILLIAMS

Date Issued: 12/8/2021

Expiration Date: 12/8/2023

PERMIT HISTORY

10-09-2023 PERMIT AMENDMENT (CONDITIONS)

11-29-2022 PERMIT EXTENDED



AskDWR Request Re-routed To WENLI DICKINSON: add a use

1 message

dnr_askDWR@state.co.us <dnr_askDWR@state.co.us>

Mon, Oct 9, 2023 at 11:42 AM

To: WENLI.DICKINSON@state.co.us, JEFF.DEATHERAGE@state.co.us, JOANNA.WILLIAMS@state.co.us,
SARAH.BRUCKER@state.co.us

AskDWR Request

Re-routed To: WENLI DICKINSON

Topic: Well Permits - New or Changes

Office: Main Office

Full Name: maria christina aldana

Time Received: 10/5/2023 12:00:00 AM

Subject: add a use

Request: good afternoon, Regarding permit number 86379-F please add the use of fire protection. Thanks Maria
AskDWR page loaded from a link on: <https://dwr.colorado.gov/search/search?keys=>

This request has been Re-routed to WENLI DICKINSON; please open HBDMC and go to the 'My HBDMC' tab to respond.

Fire protection added per request of applicant. Request granted since request does not change quantification. Condition #4 revoked and replaced with condition #5. -wad 10/9/23



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 86379-F
RECEIPT NUMBER 10013402

ORIGINAL PERMIT APPLICANT(S)

GCSA LLC (ALDANA, LLARICE)

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: 6539 IMBODEN RD WATKINS, CO 80137
SW 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: 534848.0 Northing: 4407251.0

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 37-90-137(4) and the findings of the State Engineer dated December 8, 2021.
- 4) The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre and use in 2 single family dwellings.
- 5) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 695 feet and 870 feet below the ground surface.
- 6) The pumping rate of this well shall not exceed 50 GPM.
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 8.5 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 850 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

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.

WELL PERMIT NUMBER 86379-F

RECEIPT NUMBER 10013402

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time 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: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).



Issued By JOANNA WILLIAMS

Date Issued: 12/8/2021

Expiration Date: 12/8/2022

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1,
ADAMS COUNTY, COLORADO

APPLICANT: GCSA LLC

AQUIFER: UPPER ARAPAHOE

PERMIT NO.: 86379-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, GCSA LLC, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received by the State Engineer on July 6, 2021.
2. The applicant proposes to construct the well in the SE1/4 of the SE1/4 of Section 6, Township 3 South, Range 64 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: commercial, irrigation of not more than 1 acre and use in 2 single family dwellings
5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the maximum amount determined to be available.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Upper Arapahoe Aquifer (hereinafter "aquifer"), which, as specified in the Denver Basin Rules, is located approximately 695 feet to 870 feet below land surface.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 40 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).
11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 40 acres of land described in Exhibit A is 850 acre-feet. This determination was based on the following as specified in the Denver Basin Rules:
 - a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 17 percent.
 - b. The average thickness of the saturated aquifer materials underlying the land under consideration is 125 feet.
13. A review of the records in the State Engineer's Office has not disclosed that there are any existing wells or other water rights claiming or diverting ground water from the aquifer underlying the land claimed by the applicant.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

- a. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 8.5 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).
- b. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 850 acre-feet.
- c. The well shall be constructed no more than 200 feet from the location specified on the permit application.
- d. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.
- e. The maximum pumping rate of the well shall not exceed 50 gallons per minute.
- f. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- g. Production is limited to the Upper Arapahoe Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.
- h. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- i. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Applicant: GCSA LLC
Aquifer: Upper Arapahoe
Permit No.: 86379-F

Page 3

Dated this 8th day of December, 2021.



Kevin G. Rein, P.E.
Director/State Engineer

By:



Joanna Williams
Water Resource Engineer

Prepared by: jmw

Form no. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address PO Box 5 Watkins CO 80137		City 	State
Zip Code 			
Telephone Number (include area code) 303-435-3021		Email gcsallc1978@gmail.com	
2. AQUIFER Upper Arapahoe			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: 40 in the county of: Adams described as follows (insert legal description). see warranty deed - I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: Llaricxe Aldana Date: June 29, 2021 Print name and title: Llaricxe Aldana, Agent			

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.

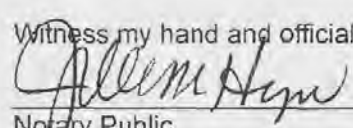
MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY


Daniel Dent Watts, Manager

State of Colorado
County of Denver


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: 10/17/2017

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

GENERAL PURPOSE

Water Well Permit Application

Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant

GCSA LLC/Llaricxe Aldana

Mailing address

PO Box 5

City State Zip code
Watkins CO 80137

Telephone # (area code & number) E-mail (online filing required)
303-435-3021 gcsallc1978@

2. Type Of Application (check applicable boxes)

- ☒ Construct new well ☐ Use existing well
☐ Replace existing well ☒ Change or increase use
☐ Change source (aquifer) ☐ Reapplication (expired permit)
☐ COGCC Well ☐ Other: _____

3. Refer To (if applicable)

Well permit # Water Court case #
317350
Designated Basin Determination # Well name or #

4. Location Of Proposed Well

County
adams SE 1/4 of the SE 1/4

Section Township N or S Range E or W Principal Meridian
6 3.0 ☐ N ☒ S 64.0 ☐ E ☒ W

Distance of well from section lines (section lines are typically not property lines)
Ft. from ☐ N ☐ S Ft. from ☐ E ☐ W
For replacement wells only - distance and direction from old well to new well
feet direction

Well location address (Include City, State, Zip) ☐ Check if well address is same as in Item 1.

6539 Imboden Rd Watkins CO 80137

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM
☐ Zone 12 or ☐ Zone 13
Units must be Meters
Datum must be NAD83
Unit must be set to true north
Was GPS unit checked for above? ☐ YES
Remember to set Datum to NAD83
Easting _____
Northing _____

5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

see warranty deed

B. # of acres in parcel C. Owner
40 GCSA LLC

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no list other wells)

E. State Parcel ID# (optional):

RCVD DWR
07/06/2021

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

- ☐ Industrial ☐ Dewatering System
☐ Municipal ☐ Geothermal (production or reinjection)
☐ Irrigation ☒ Other (describe): 2 single family dwelling
☒ Commercial

7. Well Data (proposed)

Maximum pumping rate gpm Annual amount to be withdrawn acre-feet
Total depth feet Aquifer

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres B. Owner
40 GCSA LLC

C. List any other wells or water rights used on this land:

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy)
Llaricxe Aldana 06/29/2021

If signing print name and title

Office Use Only

USGS map name DWR map no. Surface elev.

Receipt area only
600 foot ok
ST per atlas - 200 (KA) - 75 (LKA) = 125 feet

10013402

AQUAMAP
WE ok
WR
CWCB
TOPO
MYLAR
SB5

Per email and GWS-01 form:

- Upper Arapahoe aquifer
-50 GPM
-irrigation of 1 acre
-Easting 534848; Northing 4407251
-Requesting Max withdrawal
DIV ____ WD ____ BA ____ MD ____

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address	City	State	Zip Code
PO Box 5 Watkins CO 80137			
Telephone Number (include area code) 303-435-3021		Email gcsallc1978@gmail.com	
2. AQUIFER			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: 40 in the county of: Adams described as follows (insert legal description). see warranty deed _____ _____ _____ _____ _____ - I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: Llaricxe Aldana Date: June 29, 2021 Print name and title: Llaricxe Aldana, Agent			

INSTRUCTIONS – NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

ITEM 1 - APPLICANT INFORMATION - Provide the applicant's name, telephone number, mailing address and email where all correspondence will be sent.

ITEM 2 – AQUIFER - Indicate the aquifer that is the subject of the application for a well permit or Determination of Water Right. A separate statement must be submitted for each aquifer.

ITEM 3 - THE APPLICANT MUST PROVIDE – Pursuant to C.R.S. 37-90-137(4)(b.5)(I) and Designated Basin Rules 5.3.2.2 and 5.4.2.2 the applicant shall provide evidence that the applicant has given notice of the application by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of, and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located, unless the applicant is a political subdivision of the state of Colorado, special district, municipality, or quasi-municipal district that obtained the right to the underlying water by deed, assignment, or other written evidence of express or implied consent where, at the time of application, the overlying land is within the water service area of such entity. Evidence that the notice has been given is to be provided by submitting a Verification of Notice of Application (form no. GWS-043), which is available for downloading on the Division of Water Resources website at www.colorado.gov/water

ITEM 4 – CLAIM OF OWNERSHIP –

- This statement must be accompanied by a deed recorded with the county showing that the claimant is the owner of the described property. The name of the claimant must be the same as the name of the owner of the described property as shown on the deed.
- Indicate the number of acres being claimed as owned.
- Identify the county in which the property is located.
- Provide a legal description of the property.
 - For descriptions of irregularly shaped parcels (where the boundaries do not follow or parallel section lines), or where there are exclusions of land within the total parcel, the applicant must submit a map having a scale of 1:24,000 or larger (e.g. 1:10,000) which accurately depicts the described land.
 - If the legal description is too lengthy for the space provided, you may refer to an attached legal description and attach the complete legal description.
 - If the copy of the deed being provided contains an adequate legal description, that deed may be referenced.
 - The legal description and map must be complete and legible. Descriptions that are illegible or incomplete (e.g. that reference exclusions without legal descriptions) may be returned.
- Affirm the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

ITEM 5 - SIGNATURE – The form must be signed. If the applicant is a company, corporation, organization, etc., the statement must be signed by responsible person in the company who must indicate his/her title. The application may be signed by the attorney who is acting on behalf of the applicant. An applicant's authorized agent may sign the form if a letter signed by the applicant is submitted with the application authorizing the person to act as agent for the specific purpose of applying for the application.

ADDITIONAL INFORMATION:

- The Designated Basin Rules are available for viewing and downloading on the Division of Water Resources website at www.colorado.gov/water
- A map of the Designated Basins can be accessed on the Designated Basins page of the Division of Water Resources website at www.colorado.gov/water
- This form may be reproduced by photocopying or computer means.

IF YOU HAVE ANY QUESTIONS - call the Division of Water Resources - Groundwater Information Desk - at 303-866-3587

Form no. **DIVISION OF WATER RESOURCES**
GWS-43 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

VERIFICATION OF NOTICE OF APPLICATION

This form is to be submitted with applications for the following.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

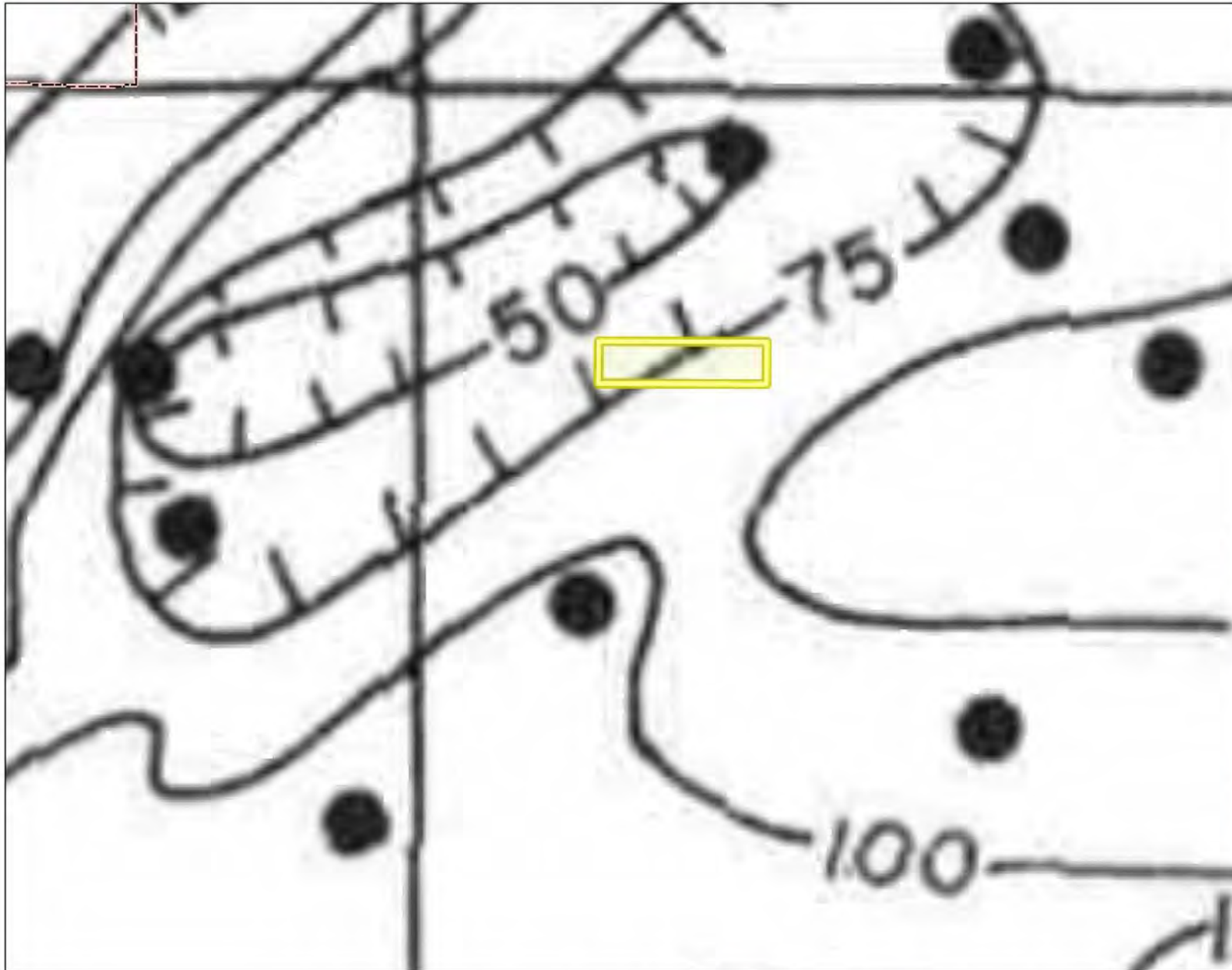
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address PO Box 5 Watkins CO 80137	City	State	Zip Code
Telephone Number (include area code) 303-435-3021	Email		
2. AQUIFER Upper Arapahoe			
3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located.			
The names of the persons that were given notice are listed below: not applicable			
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>			
4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.			
Signature: <i>Llaricxe Aldana</i>		Date: 10/04/2021	
Print name and title: Llaricxe Aldana, Agent			



Lower Arapahoe sands



Legend

☐ County

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

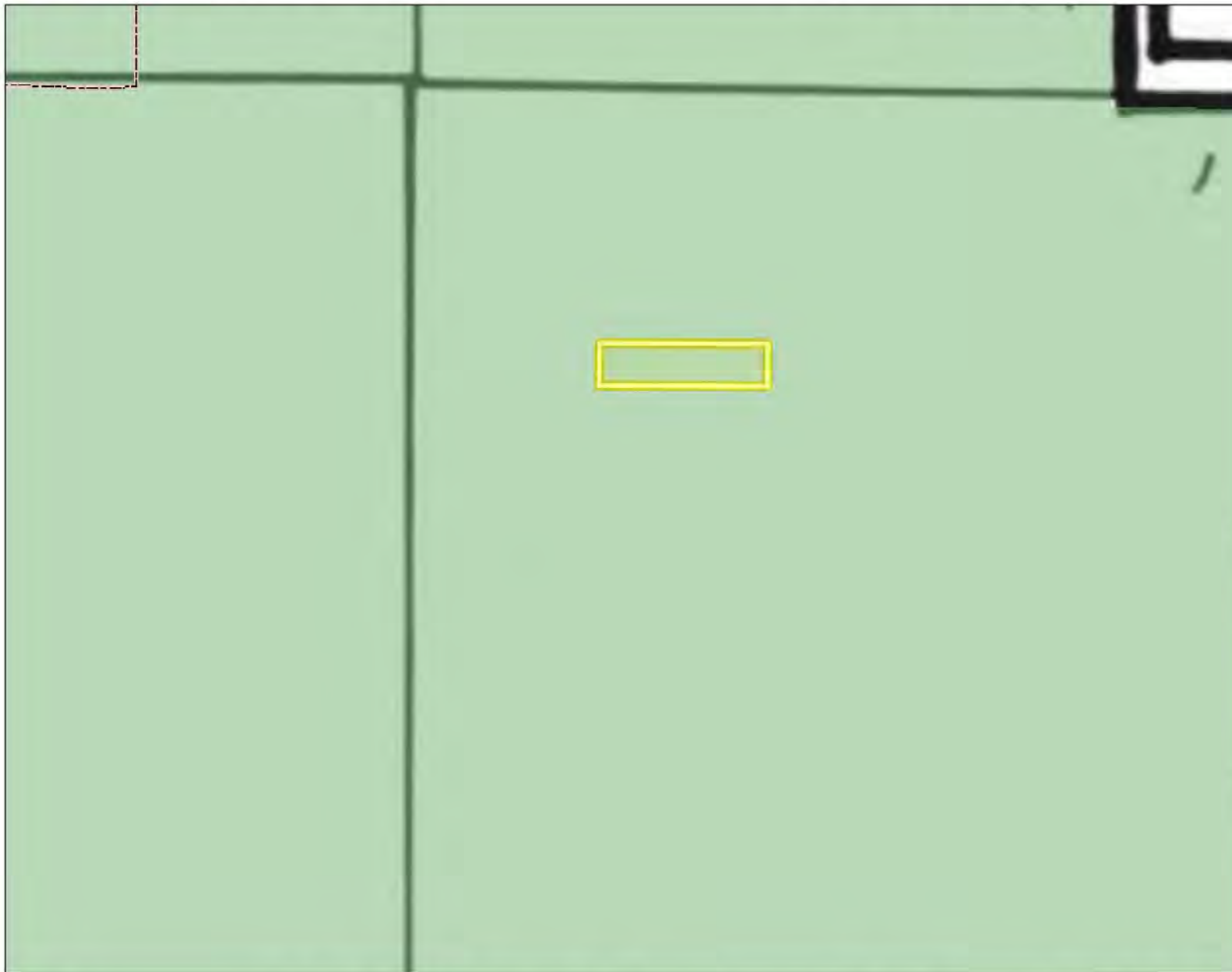


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:35:22 AM



Upper Arapahoe atlas



Legend

- County
- Alluvium
- Subcrop
- Zone Type
 - NON TRIBUTARY
 - NNT 4%
 - NNT ACTUAL

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

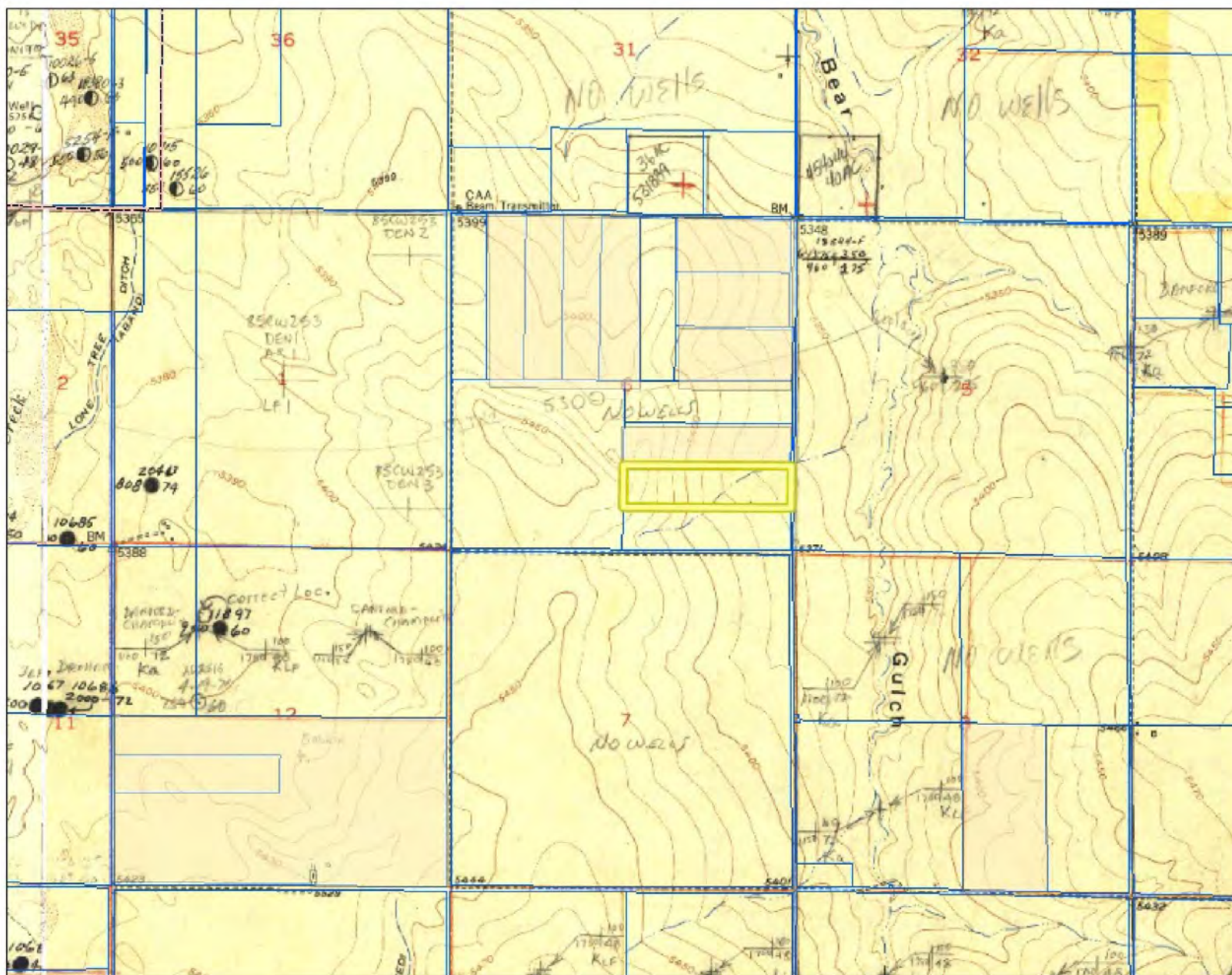


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:37:12 AM



Upper Arapahoe mapcab



Legend

- County
- Presumption - Upper Arapahoe
- Decreed - Upper Arapahoe (UI)
- Exempt Well - Upper Arapahoe
- Pre-213 Cylinder - Upper Arapahoe
- Subdivision/Other Referral - Upper Arapahoe
- Non Exempt Well - Upper Arapahoe
- County Parcel

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

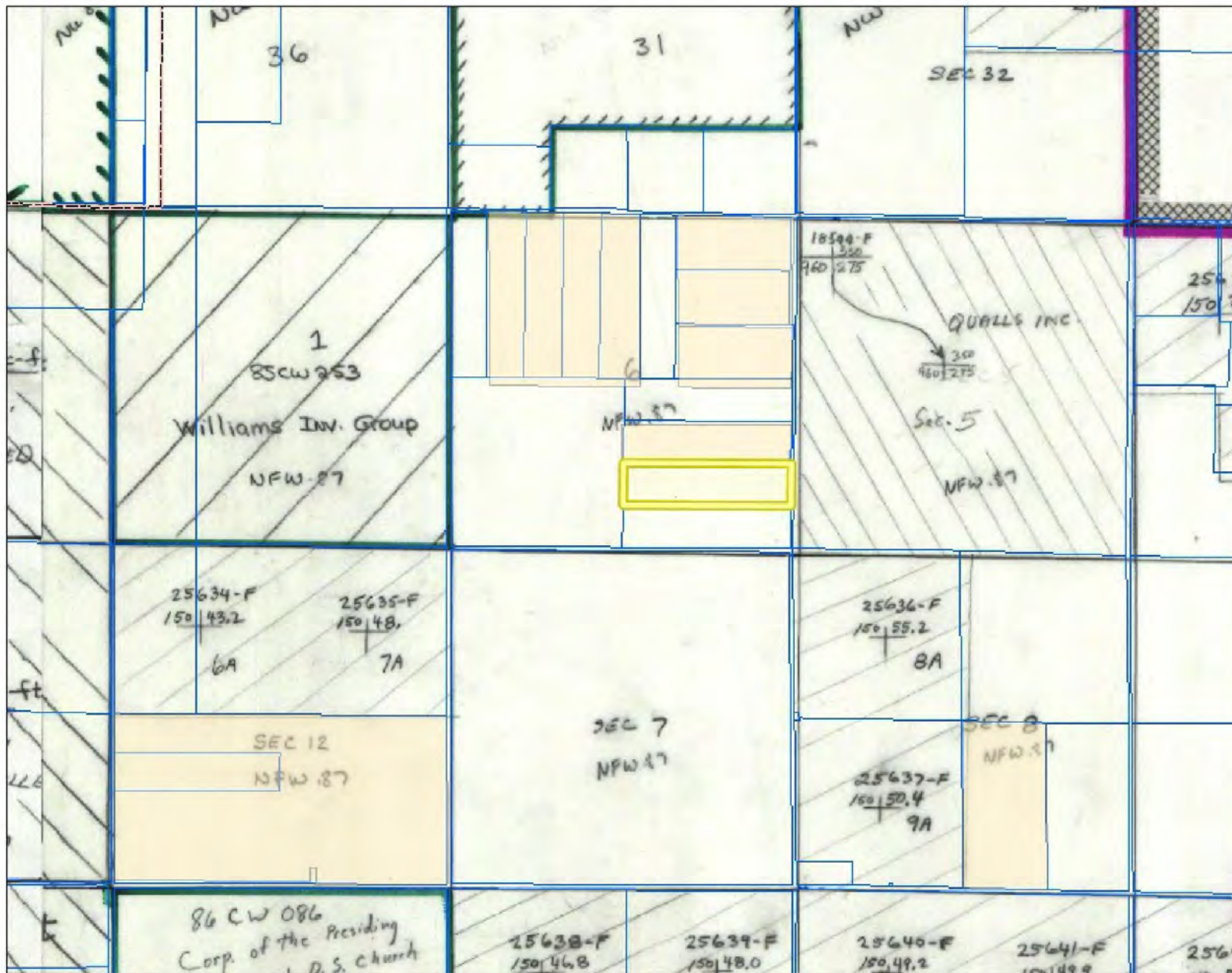


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:31:08 AM



Upper Arapahoe mylar



Legend

- County
- Presumption - Upper Arapahoe
- Decreed - Upper Arapahoe (UI)
- Exempt Well - Upper Arapahoe
- Pre-213 Cylinder - Upper Arapahoe
- Subdivision/Other Referral - Upper Arapahoe
- Non Exempt Well - Upper Arapahoe
- County Parcel

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

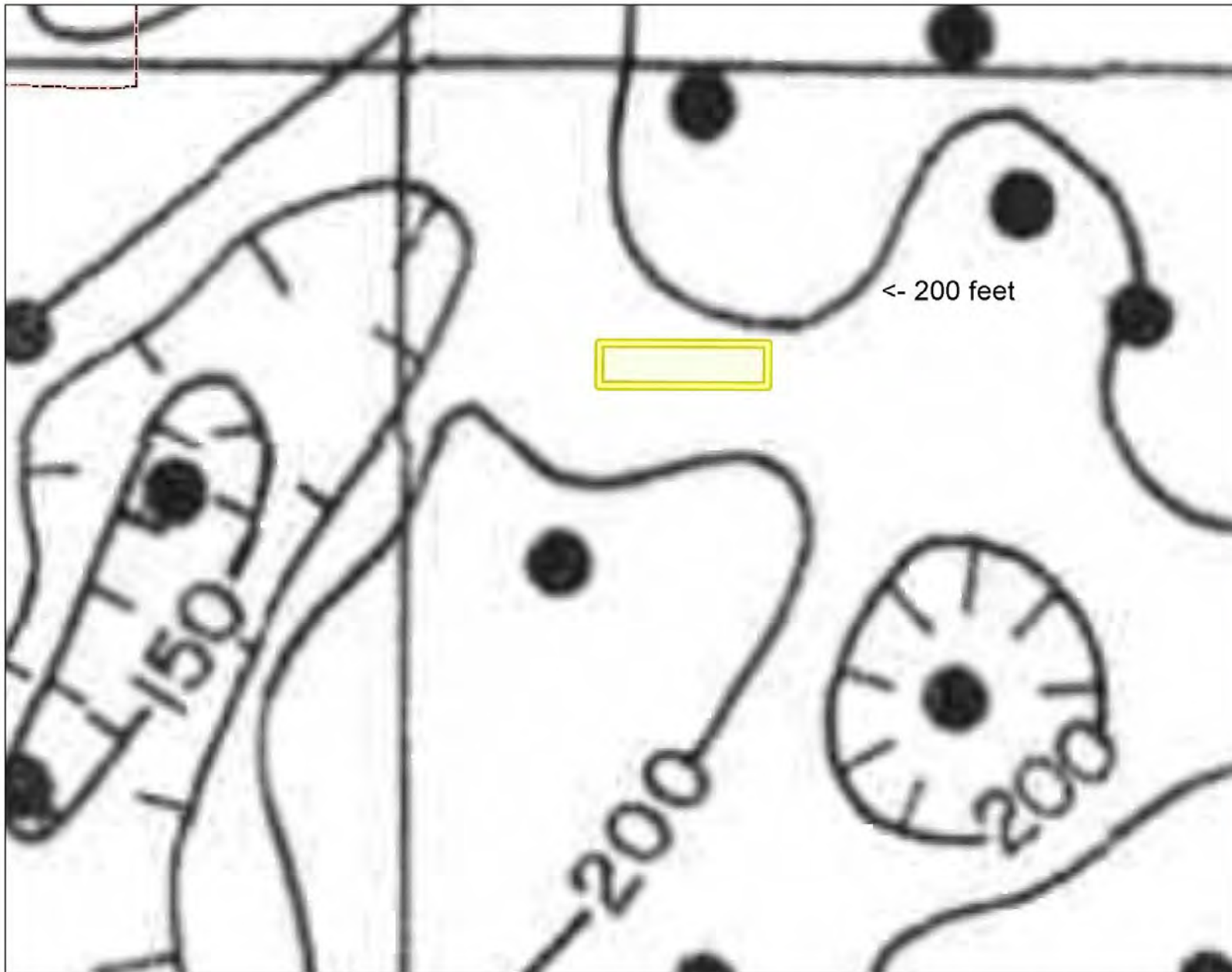


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:30:11 AM



Upper Arapahoe sands



Legend

☐ County

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:34:15 AM



Water Well Permit Application, Receipt No. 10013402

2 messages

Thyne - DNR, Ailis <ailis.thyne@state.co.us>
To: gcsallc1978@gmail.com, sanchez194718@gmail.com

Tue, Jul 27, 2021 at 9:37 AM

Dear GCSA LLC/ Llaricxe Aldana,

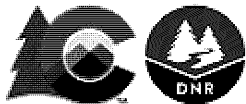
After preliminary review, the water well permit application, receipt no. 10013402, cannot be further evaluated for the following reasons.

- Please indicate the proposed aquifer the well will be constructed in. Please note that the Denver aquifer which is from the surface to approximately 600 feet below ground surface is considered not-nontributary, therefore to use a well for commercial and domestic use (a non-exempt well), a water court approved augmentation plan would be needed prior to issuance of a well permit. The next deeper aquifer, the Upper Arapahoe aquifer, is located approximately 640-800 feet deep and is considered nontributary, therefore would not require a water court approved augmentation plan.
- Please indicate the proposed maximum pumping rate of the well.
- Please indicate the proposed annual amount to be withdrawn from the well, if you are requesting the total amount available underlying the property, please indicate "maximum amount for withdrawal".
- The proposed uses are commercial and two single family dwellings, will there be other domestic uses for the well, for example watering of domestic animals, and the irrigation of lawn and garden? If so, please indicate those other uses.
- Please indicate the proposed well location, as UTM coordinates. Please note you can use the Location Converter Tool available on our website at <https://dwr.state.co.us/Tools/LocationConverter> or provide a location on a map of the property showing the proposed well location.
- Please indicate the aquifer on the attached GWS-1 form.
- Please complete and submit the attached GWS-43 form.

If you want this office to process the application, please submit the necessary supplemental information via email or to this office to my attention. If you have questions, please contact me at this office at 303-866-3581 ext. 8216 or email to ailis.thyne@state.co.us.

Sincerely,

Ailis Thyne, P.E.
Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8216
1313 Sherman Street, Room 818, Denver, CO 80203
ailis.thyne@state.co.us | www.colorado.gov/water

2 attachments

GWS-01.pdf
379K

christina sanchez <sanchez194718@gmail.com>
To: "Thyne - DNR, Ailis" <ailis.thyne@state.co.us>

Mon, Oct 4, 2021 at 7:06 PM

Ailis,

Please see redlines below and attached documents.

Thanks
Llaricxe

On Tue, Jul 27, 2021 at 9:38 AM Thyne - DNR, Ailis <ailis.thyne@state.co.us> wrote:

Dear GCSA LLC/ Llaricxe Aldana,

After preliminary review, the water well permit application, receipt no. 10013402, cannot be further evaluated for the following reasons.

- Please indicate the proposed aquifer the well will be constructed in. Please note that the Denver aquifer which is from the surface to approximately 600 feet below ground surface is considered not-nontributary, therefore to use a well for commercial and domestic use (a non-exempt well), a water court approved augmentation plan would be needed prior to issuance of a well permit. The next deeper aquifer, the Upper Arapahoe aquifer, is located approximately 640-800 feet deep and is considered nontributary, therefore would not require a water court approved augmentation plan.
- Please indicate the proposed maximum pumping rate of the well. 50 gallon per minute
- Please indicate the proposed annual amount to be withdrawn from the well, if you are requesting the total amount available underlying the property, please indicate "maximum amount for withdrawal". "maximum amount for withdrawal."
- The proposed uses are commercial and two single family dwellings, will there be other domestic uses for the well, for example watering of domestic animals, and the irrigation of lawn and garden? If so, please indicate those other uses. irrigation of not more than one (1) acre of home gardens and lawns.
- Please indicate the proposed well location, as UTM coordinates. Please note you can use the Location Converter Tool available on our website at <https://dwr.state.co.us/Tools/LocationConverter> or provide a location on a map of the property showing the proposed well location. easting-534848, northing-4407251
- Please indicate the aquifer on the attached GWS-1 form.
- Please complete and submit the attached GWS-43 form.


If you want this office to process the application, please submit the necessary supplemental information via email or to this office to my attention. If you have questions, please contact me at this office at 303-866-3581 ext. 8216 or email to ailis.thyne@state.co.us.

Sincerely,

[Quoted text hidden]

2 attachments

 **gws-43 (1).pdf**
284K

 **GWS-01 (1).pdf**
358K



Bedrock Aquifer Evaluation Determination Tool
Denver Basin Aquifer - Specific Location Determination Tool

Applicant: GCSA LLC (ALDANA, LLARICE) Receipt Number: 10013402
Location: SW 1/4 of SE 1/4 of Sec. 6, T.3S, R.64W. (947 SSL, 2517 ESL) Evaluated By: N/A
Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin
Ground Surface Elevation: 5430.20 Number of Acres: 40.00

Aquifer	Elevation (ft)		Net Sand	Depth (ft)		Annual Approp. (AF)	Status
	Bottom	Top		Bottom	Top		
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	4761	5305	202.4	669	125	13.76	NNT
Upper Arapahoe	4558	4736	136.2	872	694	9.26	NT
Lower Arapahoe	4237	4483	66.6	1193	947	4.53	NT
Laramie-Fox Hills	3653	3927	168.4	1777	1503	10.10	NT

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.



well permit

christina sanchez <sanchez194718@gmail.com>
To: dwrpermitsonline@state.co.us

Tue, Jun 29, 2021 at 4:41 PM

hi,

please see attached application and deed.

The reason I am requesting to expand the use is because I will be building 2 single family dwellings and there is currently an event center on the 40 acre parcel. After doing the gws-57 worksheet I am close to the 108,000 along with the family usage. I will be exceeding. I am using the guest of 300x10x36 days of the year. It is being held 4 times a month. One time per week on a Saturday.

thanks
christina

3 attachments



6539 permit.pdf
302K



parcel b deed.pdf
81K



GWS-01 6539 imboden Rd.pdf
359K

Form No. GWS-31 02/2017	WELL CONSTRUCTION AND YIELD ESTIMATE REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 www.water.state.co.us and dwrpermitsonline@state.co.us	For Office Use Only																																																																																																												
1. Well Permit Number: 86379-F Receipt Number: 10013402																																																																																																														
2. Owner's Well Designation:																																																																																																														
3. Well Owner Name: GCSA LLC (LLARICXE ALDANA)																																																																																																														
4. Well Location Street Address: 6539 IMBODEN RD WATKINS, CO 80137																																																																																																														
5. As Built GPS Well Location (required): <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 534846.0 Northing: 4407208																																																																																																														
6. Legal Well Location: SW 1/4, SE 1/4, Sec., 6 Twp. 3.0 <input type="checkbox"/> N or S <input checked="" type="checkbox"/> Range 64.0 <input type="checkbox"/> E or W <input checked="" type="checkbox"/> 6TH P.M. County: ADAMS Subdivision: _____, Lot _____, Block _____, Filing (Unit) _____																																																																																																														
7. Ground Surface Elevation: _____ feet Date Completed: 09/26/2023 Drilling Method: ROTARY MUD																																																																																																														
8. Completed Aquifer Name : UPPER ARAPAHOE Total Depth: 870 feet Depth Completed: 870 feet																																																																																																														
9. Advance Notification: Was Notification Required Prior to Construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____																																																																																																														
10. Aquifer Type: <input checked="" type="checkbox"/> Type I (One Confining Layer) <input type="checkbox"/> Type I (Multiple Confining Layers) <input type="checkbox"/> Laramie-Fox Hills (Check one) <input type="checkbox"/> Type II (Not overlain by Type III) <input type="checkbox"/> Type II (Overlain by Type III) <input type="checkbox"/> Type III (alluvial/colluvial)																																																																																																														
11. Geologic Log: <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Depth</th> <th>Type</th> <th>Grain Size</th> <th>Color</th> <th>Water Loc.</th> </tr> </thead> <tbody> <tr><td>0-20</td><td>SAND</td><td></td><td></td><td></td></tr> <tr><td>20-35</td><td>SAND & CLAY</td><td></td><td></td><td></td></tr> <tr><td>35-75</td><td>SHALE W/L COAL</td><td></td><td></td><td></td></tr> <tr><td>75-76</td><td>ROCK</td><td></td><td></td><td></td></tr> <tr><td>76-175</td><td>SHALE W/L COAL</td><td></td><td></td><td></td></tr> <tr><td>175-177</td><td>ROCK</td><td></td><td></td><td></td></tr> <tr><td>177-275</td><td>SHALE W/L SAND</td><td></td><td></td><td></td></tr> <tr><td>275-345</td><td>SAND</td><td></td><td></td><td></td></tr> <tr><td>345-430</td><td>SHALE W/L SAND</td><td></td><td></td><td></td></tr> <tr><td>430-550</td><td>SAND</td><td></td><td></td><td></td></tr> <tr><td>550-620</td><td>SHALE W/L SAND</td><td></td><td></td><td></td></tr> <tr><td>620-695</td><td>SAND</td><td></td><td></td><td></td></tr> <tr><td>695-760</td><td>SHALE W/L SAND</td><td></td><td></td><td></td></tr> <tr><td>760-860</td><td>SAND</td><td></td><td></td><td></td></tr> <tr><td>860-870</td><td>SHALE</td><td></td><td></td><td></td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Depth	Type	Grain Size	Color	Water Loc.	0-20	SAND				20-35	SAND & CLAY				35-75	SHALE W/L COAL				75-76	ROCK				76-175	SHALE W/L COAL				175-177	ROCK				177-275	SHALE W/L SAND				275-345	SAND				345-430	SHALE W/L SAND				430-550	SAND				550-620	SHALE W/L SAND				620-695	SAND				695-760	SHALE W/L SAND				760-860	SAND				860-870	SHALE																								12. Hole Diameter (in.) <table style="width:100%;"> <tr> <th style="width:50%;">From (ft)</th> <th style="width:50%;">To (ft)</th> </tr> <tr> <td>7 9/16</td> <td>0</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	From (ft)	To (ft)	7 9/16	0				
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14. Filter Pack: Material _____ Size _____ Interval _____		15. Packer Placement: Type RUBBER Depth 695																																																																																																												
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17. Disinfection: Type Chlorine Amt. Used 2 gallons																																																																																																														
18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report Well Yield Estimate Method: Air Lift																																																																																																														
Static Level: 264 Date/Time measured: 9/26/2023		Estimated Yield (gpm) 40 Estimate Length (hrs) 2																																																																																																												
Remarks:																																																																																																														
19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.																																																																																																														
Company Name: Crandall Drilling & Pump Service	Email: crandalldrilling@gmail.com	Phone w/area code: (303) 622-4820																																																																																																												
Mailing Address: PO BOX 357 Strasburg, CO 80136		License Number: 1229																																																																																																												
Sign (or enter name if filing online) Howard Crandall	Print Name and Title Howard Crandall - Owner	Date: 11-22-23																																																																																																												



AskDWR Request Re-routed To WENLI DICKINSON: add a use

1 message

dnr_askDWR@state.co.us <dnr_askDWR@state.co.us>

Mon, Oct 9, 2023 at 11:42 AM

To: WENLI.DICKINSON@state.co.us, JEFF.DEATHERAGE@state.co.us, JOANNA.WILLIAMS@state.co.us,
SARAH.BRUCKER@state.co.us

AskDWR Request

Re-routed To: WENLI DICKINSON

Topic: Well Permits - New or Changes

Office: Main Office

Full Name: maria christina aldana

Time Received: 10/5/2023 12:00:00 AM

Subject: add a use

Request: good afternoon, Regarding permit number 86379-F please add the use of fire protection. Thanks Maria
AskDWR page loaded from a link on: <https://dwr.colorado.gov/search/search?keys=>

This request has been Re-routed to WENLI DICKINSON; please open HBDMC and go to the 'My HBDMC' tab to respond.

Fire protection added per request of applicant. Request granted since request does not change quantification. Condition #4 revoked and replaced with condition #5. -wad 10/9/23



ORIGINAL PERMIT APPLICANT(S)

GCSA LLC (ALDANA, LLARICE)

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: 6539 IMBODEN RD WATKINS, CO 80137
SW 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: 534848.0 Northing: 4407251.0

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 37-90-137(4) and the findings of the State Engineer dated December 8, 2021.
- 4) The use of groundwater from this well is limited to commercial, irrigation of not more than 1 acre and use in 2 single family dwellings.
- 5) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 695 feet and 870 feet below the ground surface.
- 6) The pumping rate of this well shall not exceed 50 GPM.
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 8.5 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 850 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

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.

WELL PERMIT NUMBER 86379-F

RECEIPT NUMBER 10013402

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time 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: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).



Issued By JOANNA WILLIAMS

Date Issued: 12/8/2021

Expiration Date: 12/8/2022

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1,
ADAMS COUNTY, COLORADO

APPLICANT: GCSA LLC

AQUIFER: UPPER ARAPAHOE

PERMIT NO.: 86379-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, GCSA LLC, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received by the State Engineer on July 6, 2021.
2. The applicant proposes to construct the well in the SE1/4 of the SE1/4 of Section 6, Township 3 South, Range 64 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: commercial, irrigation of not more than 1 acre and use in 2 single family dwellings
5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the maximum amount determined to be available.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Upper Arapahoe Aquifer (hereinafter "aquifer"), which, as specified in the Denver Basin Rules, is located approximately 695 feet to 870 feet below land surface.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 40 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).
11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 40 acres of land described in Exhibit A is 850 acre-feet. This determination was based on the following as specified in the Denver Basin Rules:
 - a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 17 percent.
 - b. The average thickness of the saturated aquifer materials underlying the land under consideration is 125 feet.
13. A review of the records in the State Engineer's Office has not disclosed that there are any existing wells or other water rights claiming or diverting ground water from the aquifer underlying the land claimed by the applicant.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

- a. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 8.5 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).
- b. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 850 acre-feet.
- c. The well shall be constructed no more than 200 feet from the location specified on the permit application.
- d. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.
- e. The maximum pumping rate of the well shall not exceed 50 gallons per minute.
- f. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- g. Production is limited to the Upper Arapahoe Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.
- h. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- i. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Applicant: GCSA LLC
Aquifer: Upper Arapahoe
Permit No.: 86379-F

Page 3

Dated this 8th day of December, 2021.



Kevin G. Rein, P.E.
Director/State Engineer

By:



Joanna Williams
Water Resource Engineer

Prepared by: jmw

Form no. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address PO Box 5 Watkins CO 80137		City 	State
Zip Code 			
Telephone Number (include area code) 303-435-3021		Email gcsallc1978@gmail.com	
2. AQUIFER Upper Arapahoe			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: 40 in the county of: Adams described as follows (insert legal description). see warranty deed – I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: Llaricxe Aldana Date: June 29, 2021 Print name and title: Llaricxe Aldana, Agent			

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.

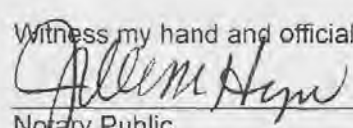
MUEGGE FARMS, LLC, A COLORADO LIMITED LIABILITY COMPANY


Daniel Dent Watts, Manager

State of Colorado
County of Denver


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: 10/17/2017

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

GENERAL PURPOSE

Water Well Permit Application

Review instructions on reverse side prior to completing form.
The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant

GCSA LLC/Llaricxe Aldana

Mailing address

PO Box 5

City State Zip code
Watkins CO 80137

Telephone # (area code & number) E-mail (online filing required)
303-435-3021 gcsallc1978@

2. Type Of Application (check applicable boxes)

- ☒ Construct new well ☐ Use existing well
☐ Replace existing well ☒ Change or increase use
☐ Change source (aquifer) ☐ Reapplication (expired permit)
☐ COGCC Well ☐ Other: _____

3. Refer To (if applicable)

Well permit # Water Court case #
317350
Designated Basin Determination # Well name or #

4. Location Of Proposed Well

County
adams SE 1/4 of the SE 1/4

Section Township N or S Range E or W Principal Meridian
6 3.0 ☐ N ☒ S 64.0 ☐ E ☒ W

Distance of well from section lines (section lines are typically not property lines)
Ft. from ☐ N ☐ S Ft. from ☐ E ☐ W
For replacement wells only - distance and direction from old well to new well
feet direction

Well location address (Include City, State, Zip) ☐ Check if well address is same as in Item 1.

6539 Imboden Rd Watkins CO 80137

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM
☐ Zone 12 or ☐ Zone 13
Units must be Meters
Datum must be NAD83
Unit must be set to true north
Was GPS unit checked for above? ☐ YES
Remember to set Datum to NAD83
Easting _____
Northing _____

5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

see warranty deed

B. # of acres in parcel C. Owner
40 GCSA LLC

D. Will this be the only well on this parcel? ☒ YES ☐ NO (if no list other wells)

E. State Parcel ID# (optional):

RCVD DWR
07/06/2021

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

- ☐ Industrial ☐ Dewatering System
☐ Municipal ☐ Geothermal (production or reinjection)
☐ Irrigation ☒ Other (describe): 2 single family dwelling
☒ Commercial

7. Well Data (proposed)

Maximum pumping rate gpm Annual amount to be withdrawn acre-feet
Total depth feet Aquifer

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres B. Owner
40 GCSA LLC

C. List any other wells or water rights used on this land:

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application Date (mm/dd/yyyy)
Llaricxe Aldana 06/29/2021

If signing print name and title

Office Use Only

USGS map name DWR map no. Surface elev.

Receipt area only
600 foot ok
ST per atlas - 200 (KA) - 75 (LKA) = 125 feet

10013402

AQUAMAP
WE ok
WR
CWCB
TOPO
MYLAR
SB5

Per email and GWS-01 form:

- Upper Arapahoe aquifer

-50 GPM

-irrigation of 1 acre

-Easting 534848; Northing 4407251

-Requesting Max withdrawal

DIV ____ WD ____ BA ____ MD ____

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address	City	State	Zip Code
PO Box 5 Watkins CO 80137			
Telephone Number (include area code) 303-435-3021		Email gcsallc1978@gmail.com	
2. AQUIFER			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: 40 in the county of: Adams described as follows (insert legal description). see warranty deed _____ _____ _____ _____ _____ - I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: Llaricxe Aldana Date: June 29, 2021 Print name and title: Llaricxe Aldana, Agent			

INSTRUCTIONS – NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

ITEM 1 - APPLICANT INFORMATION - Provide the applicant's name, telephone number, mailing address and email where all correspondence will be sent.

ITEM 2 – AQUIFER - Indicate the aquifer that is the subject of the application for a well permit or Determination of Water Right. A separate statement must be submitted for each aquifer.

ITEM 3 - THE APPLICANT MUST PROVIDE – Pursuant to C.R.S. 37-90-137(4)(b.5)(I) and Designated Basin Rules 5.3.2.2 and 5.4.2.2 the applicant shall provide evidence that the applicant has given notice of the application by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of, and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located, unless the applicant is a political subdivision of the state of Colorado, special district, municipality, or quasi-municipal district that obtained the right to the underlying water by deed, assignment, or other written evidence of express or implied consent where, at the time of application, the overlying land is within the water service area of such entity. Evidence that the notice has been given is to be provided by submitting a Verification of Notice of Application (form no. GWS-043), which is available for downloading on the Division of Water Resources website at www.colorado.gov/water

ITEM 4 – CLAIM OF OWNERSHIP –

- This statement must be accompanied by a deed recorded with the county showing that the claimant is the owner of the described property. The name of the claimant must be the same as the name of the owner of the described property as shown on the deed.
- Indicate the number of acres being claimed as owned.
- Identify the county in which the property is located.
- Provide a legal description of the property.
 - For descriptions of irregularly shaped parcels (where the boundaries do not follow or parallel section lines), or where there are exclusions of land within the total parcel, the applicant must submit a map having a scale of 1:24,000 or larger (e.g. 1:10,000) which accurately depicts the described land.
 - If the legal description is too lengthy for the space provided, you may refer to an attached legal description and attach the complete legal description.
 - If the copy of the deed being provided contains an adequate legal description, that deed may be referenced.
 - The legal description and map must be complete and legible. Descriptions that are illegible or incomplete (e.g. that reference exclusions without legal descriptions) may be returned.
- Affirm the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.

ITEM 5 - SIGNATURE – The form must be signed. If the applicant is a company, corporation, organization, etc., the statement must be signed by responsible person in the company who must indicate his/her title. The application may be signed by the attorney who is acting on behalf of the applicant. An applicant's authorized agent may sign the form if a letter signed by the applicant is submitted with the application authorizing the person to act as agent for the specific purpose of applying for the application.

ADDITIONAL INFORMATION:

- The Designated Basin Rules are available for viewing and downloading on the Division of Water Resources website at www.colorado.gov/water
- A map of the Designated Basins can be accessed on the Designated Basins page of the Division of Water Resources website at www.colorado.gov/water
- This form may be reproduced by photocopying or computer means.

IF YOU HAVE ANY QUESTIONS - call the Division of Water Resources - Groundwater Information Desk - at 303-866-3587

Form no. **DIVISION OF WATER RESOURCES**
GWS-43 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

VERIFICATION OF NOTICE OF APPLICATION

This form is to be submitted with applications for the following.

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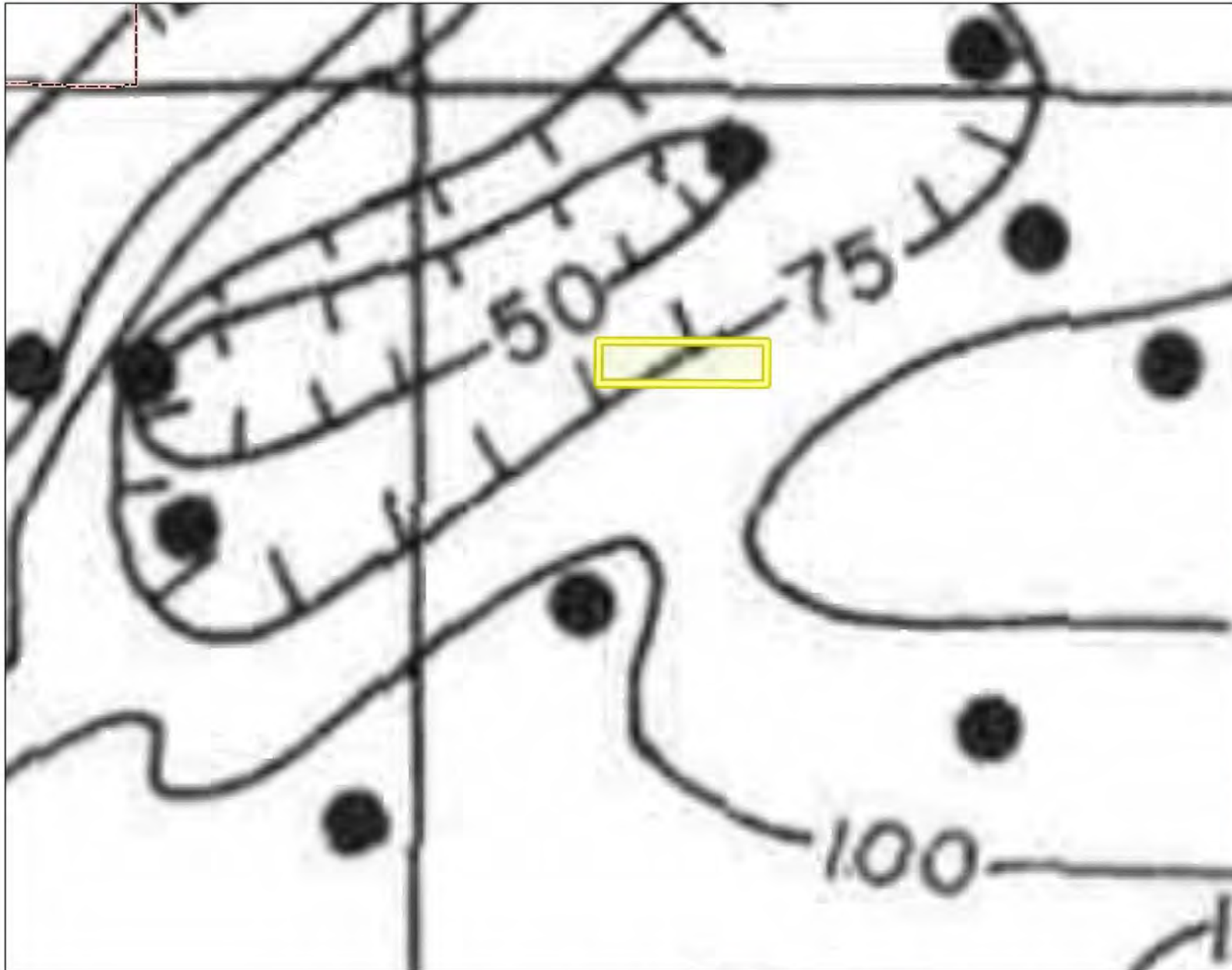
2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form for exceptions to the above list. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant GCSA LLC/Llaricxe Aldana			
Mailing Address PO Box 5 Watkins CO 80137		City	State Zip Code
Telephone Number (include area code) 303-435-3021		Email	
2. AQUIFER Upper Arapahoe			
3. NOTICE OF APPLICATION – I hereby claim that I have given notice pursuant to section 37-90-137(4)(b.5), C.R.S., or Designated Basin Rule 5.3.2.2, or Designated Basin Rule 5.4.2.2, as applicable, of application for a well permit or determination of water right by registered or certified mail, return receipt requested, no less than ten days prior to the making of the application, to every record owner of the overlying land and to every person who has a lien or mortgage upon, or deed of trust to, the overlying land recorded in the county in which the overlying land is located. The names of the persons that were given notice are listed below: <u>not applicable</u> _____ _____ _____ _____ _____			
4. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: <u>Llaricxe Aldana</u> Date: <u>10/04/2021</u> Print name and title: <u>Llaricxe Aldana, Agent</u>			



Lower Arapahoe sands



Legend

☐ County

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

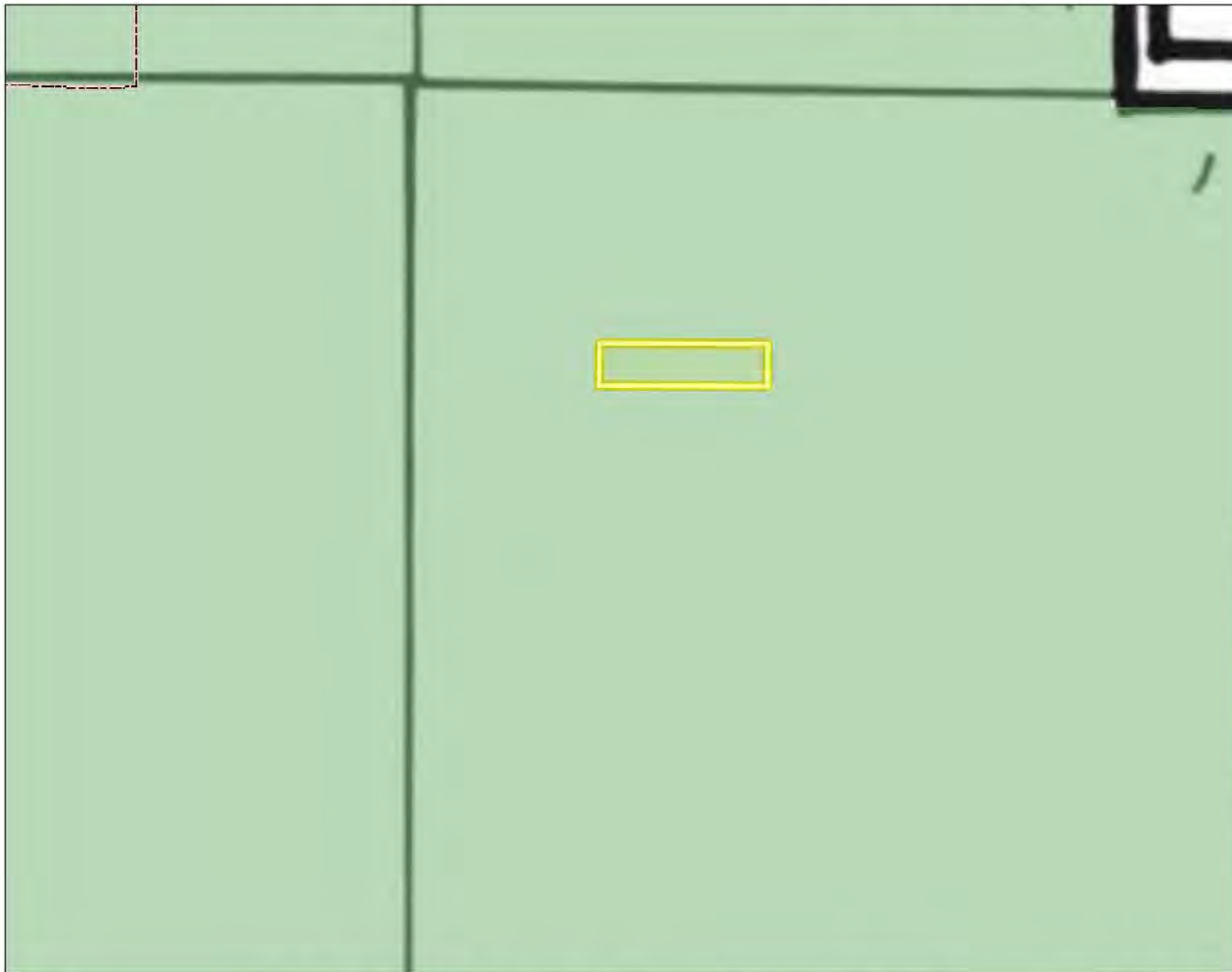


This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:35:22 AM



Upper Arapahoe atlas



Legend

- County
- Alluvium
- Subcrop
- Zone Type
 - NON TRIBUTARY
 - NNT 4%
 - NNT ACTUAL

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

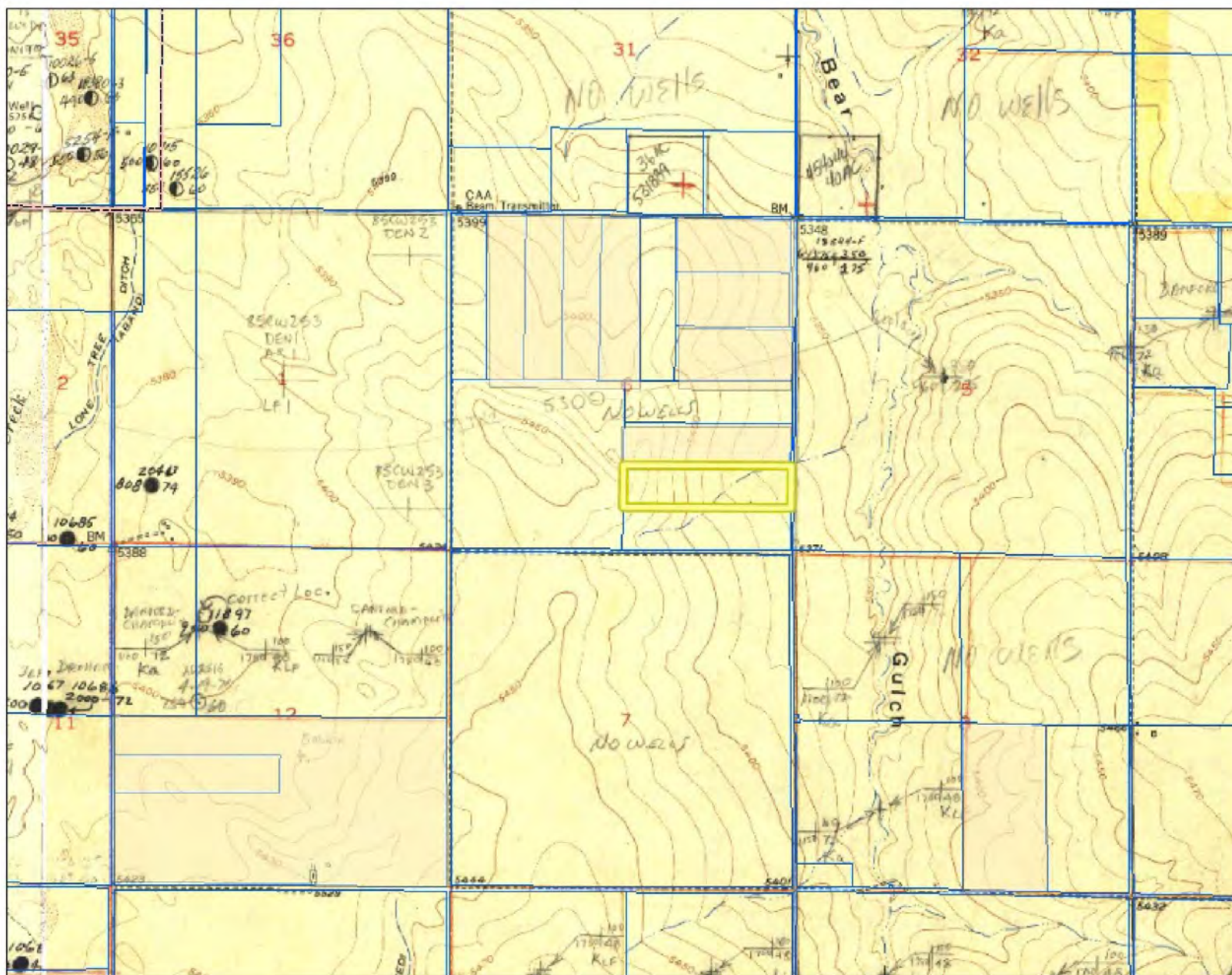


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Date Prepared: 12/8/2021 2:37:12 AM



Upper Arapahoe mapcab



Legend

- County
- Presumption - Upper Arapahoe
- Decreed - Upper Arapahoe (UI)
- Exempt Well - Upper Arapahoe
- Pre-213 Cylinder - Upper Arapahoe
- Subdivision/Other Referral - Upper Arapahoe
- Non Exempt Well - Upper Arapahoe
- County Parcel

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

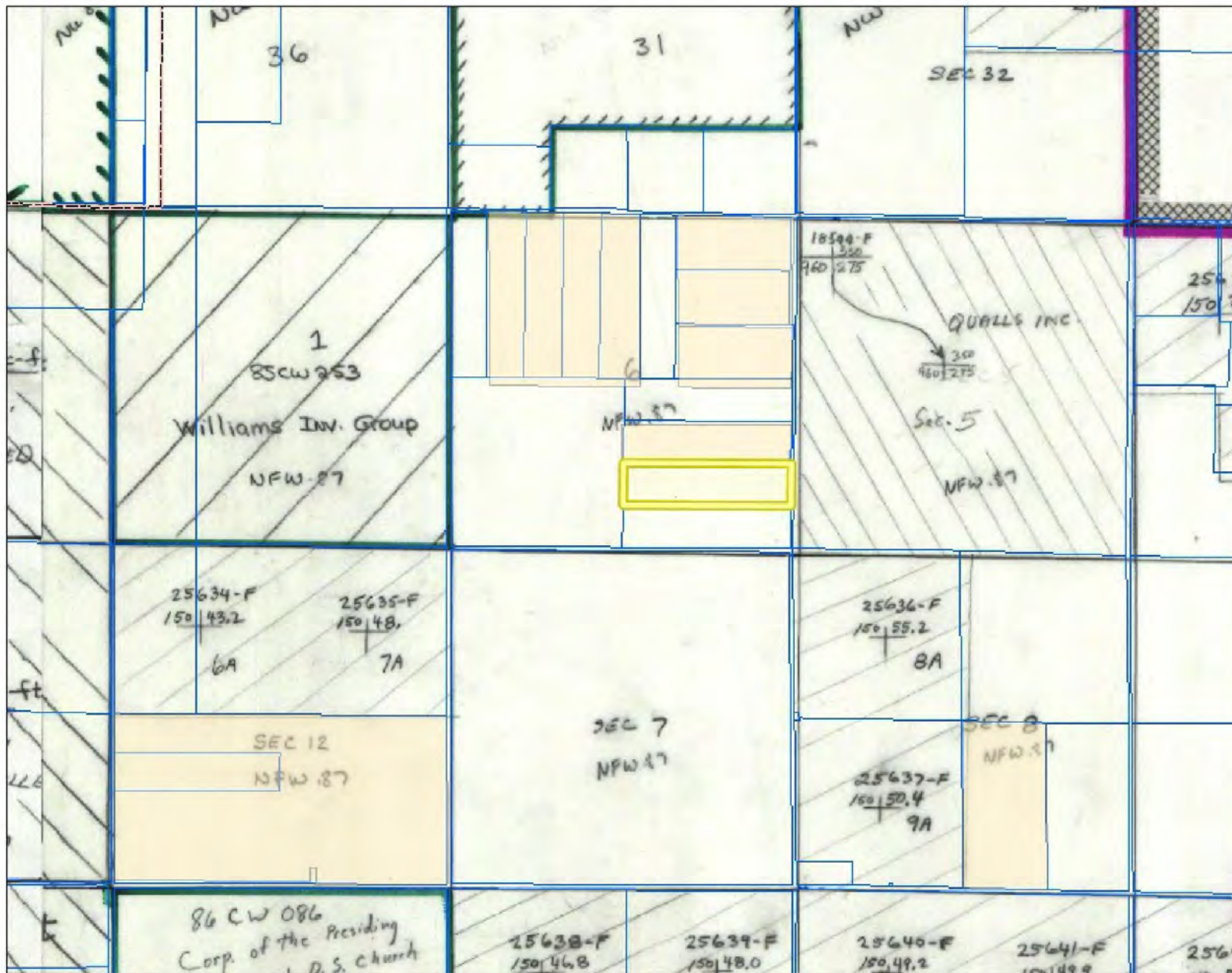


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Date Prepared: 12/8/2021 2:31:08 AM



Upper Arapahoe mylar



Legend

- County
- Presumption - Upper Arapahoe
- Decreed - Upper Arapahoe (U)
- Exempt Well - Upper Arapahoe
- Pre-213 Cylinder - Upper Arap
- Subdivision/Other Referral - Ur
- Non Exempt Well - Upper Arap
- County Parcel

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064

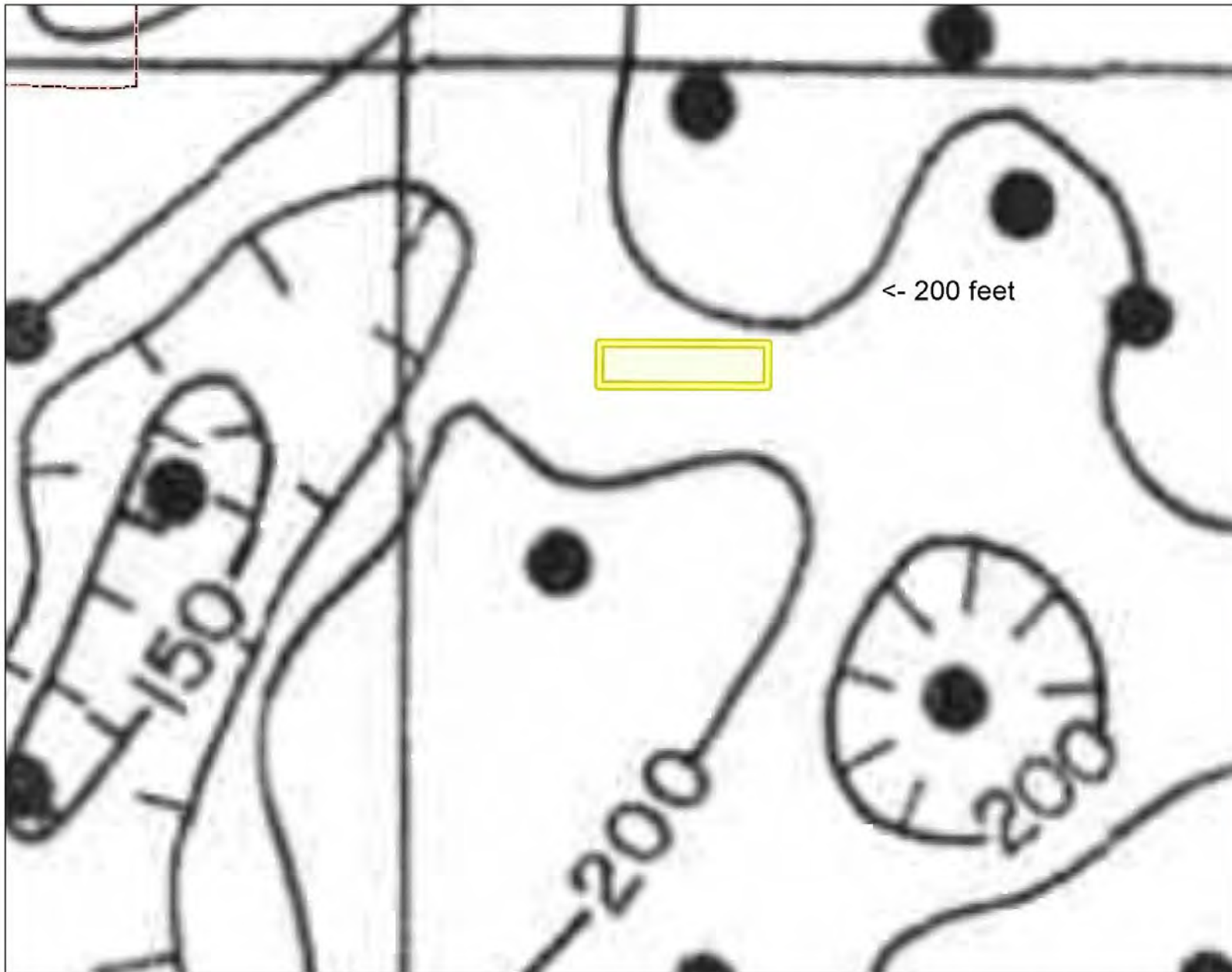


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Date Prepared: 12/8/2021 2:30:11 AM



Upper Arapahoe sands



Legend

☐ County

Location



Notes

4,677 0 2,339 4,677 Feet

1: 28,064



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 12/8/2021 2:34:15 AM



Water Well Permit Application, Receipt No. 10013402

2 messages

Thyne - DNR, Ailis <ailis.thyne@state.co.us>
To: gcsallc1978@gmail.com, sanchez194718@gmail.com

Tue, Jul 27, 2021 at 9:37 AM

Dear GCSA LLC/ Llaricxe Aldana,

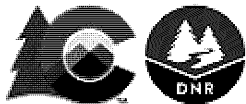
After preliminary review, the water well permit application, receipt no. 10013402, cannot be further evaluated for the following reasons.

- Please indicate the proposed aquifer the well will be constructed in. Please note that the Denver aquifer which is from the surface to approximately 600 feet below ground surface is considered not-nontributary, therefore to use a well for commercial and domestic use (a non-exempt well), a water court approved augmentation plan would be needed prior to issuance of a well permit. The next deeper aquifer, the Upper Arapahoe aquifer, is located approximately 640-800 feet deep and is considered nontributary, therefore would not require a water court approved augmentation plan.
- Please indicate the proposed maximum pumping rate of the well.
- Please indicate the proposed annual amount to be withdrawn from the well, if you are requesting the total amount available underlying the property, please indicate "maximum amount for withdrawal".
- The proposed uses are commercial and two single family dwellings, will there be other domestic uses for the well, for example watering of domestic animals, and the irrigation of lawn and garden? If so, please indicate those other uses.
- Please indicate the proposed well location, as UTM coordinates. Please note you can use the Location Converter Tool available on our website at <https://dwr.state.co.us/Tools/LocationConverter> or provide a location on a map of the property showing the proposed well location.
- Please indicate the aquifer on the attached GWS-1 form.
- Please complete and submit the attached GWS-43 form.

If you want this office to process the application, please submit the necessary supplemental information via email or to this office to my attention. If you have questions, please contact me at this office at 303-866-3581 ext. 8216 or email to ailis.thyne@state.co.us.

Sincerely,

Ailis Thyne, P.E.
Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x 8216
1313 Sherman Street, Room 818, Denver, CO 80203
ailis.thyne@state.co.us | www.colorado.gov/water

2 attachments

GWS-01.pdf
379K

christina sanchez <sanchez194718@gmail.com>
To: "Thyne - DNR, Ailis" <ailis.thyne@state.co.us>

Mon, Oct 4, 2021 at 7:06 PM

Ailis,

Please see redlines below and attached documents.

Thanks
Llaricxe

On Tue, Jul 27, 2021 at 9:38 AM Thyne - DNR, Ailis <ailis.thyne@state.co.us> wrote:

Dear GCSA LLC/ Llaricxe Aldana,

After preliminary review, the water well permit application, receipt no. 10013402, cannot be further evaluated for the following reasons.

- Please indicate the proposed aquifer the well will be constructed in. Please note that the Denver aquifer which is from the surface to approximately 600 feet below ground surface is considered not-nontributary, therefore to use a well for commercial and domestic use (a non-exempt well), a water court approved augmentation plan would be needed prior to issuance of a well permit. The next deeper aquifer, the Upper Arapahoe aquifer, is located approximately 640-800 feet deep and is considered nontributary, therefore would not require a water court approved augmentation plan.
- Please indicate the proposed maximum pumping rate of the well. 50 gallon per minute
- Please indicate the proposed annual amount to be withdrawn from the well, if you are requesting the total amount available underlying the property, please indicate "maximum amount for withdrawal". "maximum amount for withdrawal."
- The proposed uses are commercial and two single family dwellings, will there be other domestic uses for the well, for example watering of domestic animals, and the irrigation of lawn and garden? If so, please indicate those other uses. irrigation of not more than one (1) acre of home gardens and lawns.
- Please indicate the proposed well location, as UTM coordinates. Please note you can use the Location Converter Tool available on our website at <https://dwr.state.co.us/Tools/LocationConverter> or provide a location on a map of the property showing the proposed well location. easting-534848, northing-4407251
- Please indicate the aquifer on the attached GWS-1 form.
- Please complete and submit the attached GWS-43 form.


If you want this office to process the application, please submit the necessary supplemental information via email or to this office to my attention. If you have questions, please contact me at this office at 303-866-3581 ext. 8216 or email to ailis.thyne@state.co.us.

Sincerely,

[Quoted text hidden]

2 attachments

 **gws-43 (1).pdf**
284K

 **GWS-01 (1).pdf**
358K



Bedrock Aquifer Evaluation Determination Tool
Denver Basin Aquifer - Specific Location Determination Tool

Applicant: GCSA LLC (ALDANA, LLARICE) Receipt Number: 10013402
Location: SW 1/4 of SE 1/4 of Sec. 6, T.3S, R.64W. (947 SSL, 2517 ESL) Evaluated By: N/A
Basin Designation: Location is within the UNKNOWN Designated Groundwater Basin
Ground Surface Elevation: 5430.20 Number of Acres: 40.00

Aquifer	Elevation (ft)		Net Sand	Depth (ft)		Annual Approp. (AF)	Status
	Bottom	Top		Bottom	Top		
Upper Dawson	--	--	--	--	--	--	--
Lower Dawson	--	--	--	--	--	--	--
Denver	4761	5305	202.4	669	125	13.76	NNT
Upper Arapahoe	4558	4736	136.2	872	694	9.26	NT
Lower Arapahoe	4237	4483	66.6	1193	947	4.53	NT
Laramie-Fox Hills	3653	3927	168.4	1777	1503	10.10	NT

Elevation of the bottom and the depth to the bottom of the Upper Arapahoe aquifer are approximate and should be checked against the DENVER BASIN ATLAS NO. 3.



well permit

christina sanchez <sanchez194718@gmail.com>
To: dwrpermitsonline@state.co.us

Tue, Jun 29, 2021 at 4:41 PM

hi,

please see attached application and deed.

The reason I am requesting to expand the use is because I will be building 2 single family dwellings and there is currently an event center on the 40 acre parcel. After doing the gws-57 worksheet I am close to the 108,000 along with the family usage. I will be exceeding. I am using the guest of 300x10x36 days of the year. It is being held 4 times a month. One time per week on a Saturday.

thanks
christina

3 attachments




6539 permit.pdf
302K



parcel b deed.pdf
81K



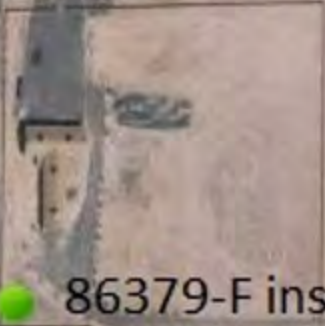
GWS-01 6539 imboden Rd.pdf
359K



304348 installed
01/2018

This is an aerial photograph of a landscape, possibly a desert or coastal area, with several green dots marking specific locations. The dots are accompanied by text labels. One dot is in the upper left, another in the upper right, and a third in the lower right. A fourth dot is in the lower left, near a rectangular inset box. The text labels provide details about installations and expiration dates. The background shows a mix of light and dark brown terrain with some linear features like roads or tracks.

83437-F exp 2020 (no
well)



86379-F installed
10/2023

This inset map shows a zoomed-in view of a coastal or industrial area. It features a body of water, a shoreline, and some structures or equipment. The map is oriented with the water on the left and the land on the right. The green dot from the main map is located on the land area.

317350 exp 2022 (no
well)



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6967

SUBJECT: GCSA Event Center

DATE: 04/15/2025

FROM: Heather Whitaker Building Safety Plans Examiner II, Community and Economic Development

To: David DeBoskey Planner II, Community and Economic Development.

Building owners for 6539 Imboden Rd have indicated they are proposing to hold weddings on their property. This property currently has an existing single-family dwelling with an approved and permitted accessory structure. The building owners have indicated they want to use the existing accessory structure as a wedding event center. This would require a change of use and change of occupancy per the 2018 IBC. A building permit was pulled for a change of occupancy/use to an existing structure on 7/28/2022 (BDP22-2209). The building owners appear to be the applicants for this permit. Drawings were provided with this permit to complete a building safety review. The drawings that were revised and provided on 7/5/2023 met the requirements for an event center per the 2018 IBC. The only unresolved comment, or building safety concern, as of 1/07/2025 was fire department approval. The building permit can not be issued until we receive fire department approval and all fees are paid.

The applicants did resubmit this building permit application for another review on 3/31/2025. Drawings were provided that indicate they are changing their design for exterior lighting that's being provided for parking. A building safety review was provided on 4/03/2025 and was resubmitted back to the applicant on 4/4/2025.

At this time the following permit applications have also been applied for at 6539 Imboden Rd.

A building permit was pulled for a privacy fence (BDP22-2098) on 7/15/2022. This permit was approved and issued on 11/08/2022. It passed a final building inspection on 12/15/2022.

A building permit was pulled for a fence (BDP25-0494) on 2/25/25. This permit was resubmitted back to the applicant on 3/10/2025.

David DeBoskey

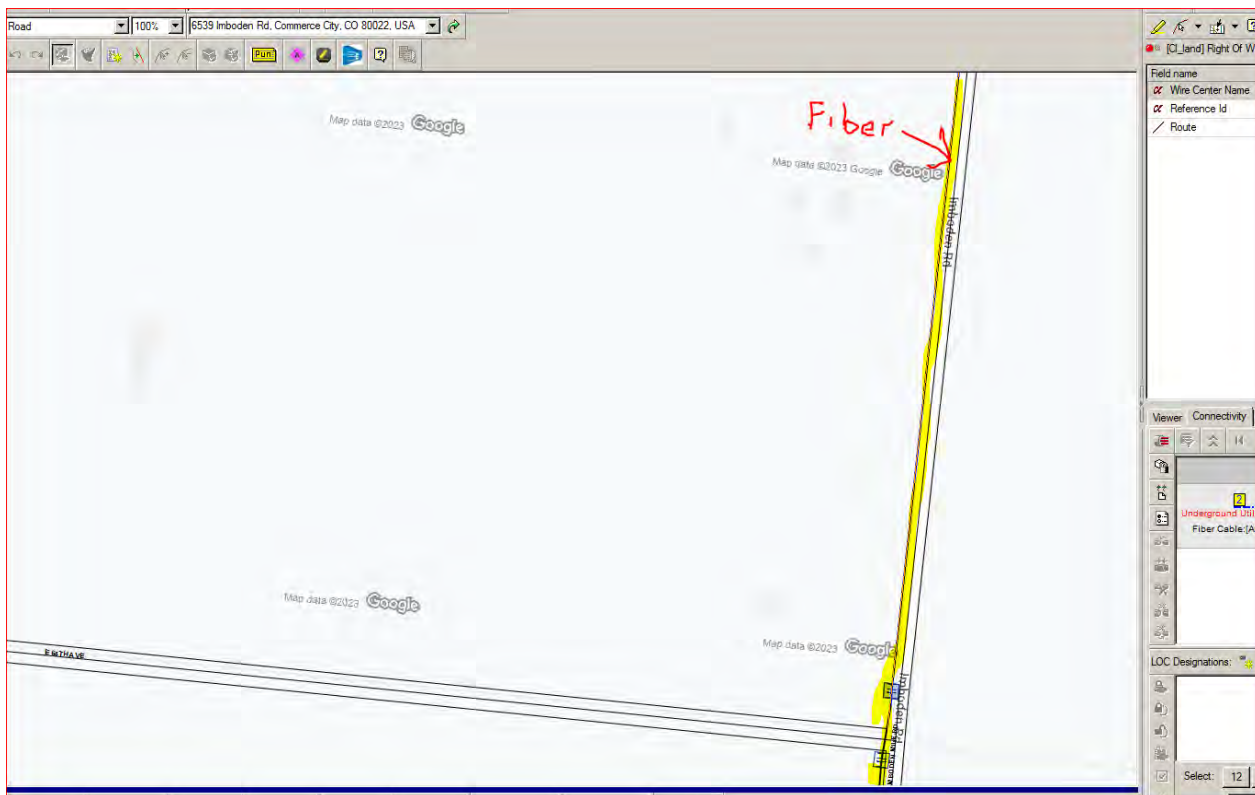
From: O'Dell, Dennis <Dennis.Odell@lumen.com>
Sent: Thursday, January 19, 2023 1:34 PM
To: David DeBoskey
Cc: Miller, Kenneth R; O'Dell, Dennis
Subject: Re: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1==LUMEN review
Attachments: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

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

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

Hi David,

Lumen has fiber running north and south on IMBODEN RD north of E. 64th Ave. .
see below and the yellow and blur line.
Other than that , 6539 IMBODEN RD, looks open for the area in mind to the west.



Thanks,
Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen.
970-290-7037.
dennis.odell@lumen.com
801 W Mineral Ave. Suite 100.
Littleton, CO 80120.
www.MOUNTAINLTD.com.
EOE, AA.
Wire Centers;

AURRCOMB--Monaghan.
BITTCOMA---Brighton.
DNVRCOMB--Montbello.
DNVRCOOU-DIA--Airport.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>

Sent: Thursday, January 19, 2023 12:26 PM

To: David DeBoskey <DDeboskey@adcogov.org>; O'Dell, Dennis <Dennis.Odell@lumen.com>

Subject: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1
Dennis,

Please review for conflicts and provide response soon as possible.

From: David DeBoskey <DDeboskey@adcogov.org>

Sent: Tuesday, January 10, 2023 3:13 PM

To: David DeBoskey <DDeboskey@adcogov.org>

Subject: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

The Adams County Planning Commission is requesting comments on the following application: Major Amendment to an approved Conditional Use Permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the site. This request is located at 6539 IMBODEN RD. The Assessor's Parcel Number is 0181706400006. 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 **01/31/2023** 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/current-land-use-cases.

Thanks



David DeBoskey he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 – 4PM

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

David DeBoskey

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Tuesday, January 31, 2023 8:34 AM
To: David DeBoskey
Subject: RE: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

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

David,

The RTD engineering review has no comments on this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Tuesday, January 10, 2023 3:13 PM
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: CORRECTED: For Review: RCU2023-00001 GCSA Event Center Conditional Use Permit, Amendment No. 1

The Adams County Planning Commission is requesting comments on the following application: Major Amendment to an approved Conditional Use Permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the site. This request is located at 6539 IMBODEN RD. The Assessor's Parcel Number is 0181706400006.

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 **01/31/2023** 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/current-land-use-cases.

Thanks



David DeBoskey he/him/his
Planner II, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 – 4PM



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303-571-3863**
Jacobus.b.nijenhuis@xcelenergy.com

January 30, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: David DeBoskey

**Re: GCSA Event Center Conditional Use Permit, Amendment No. 1,
Case # RCU2023-00001**

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

Please be aware PSCo owns and operates existing electric distribution facilities within the property which are located along Imboden Rd. If applicable, the property owner/developer/contractor must complete the application process for any new natural electric, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

Jacobus (Julien) Nijenhuis
Public Service Company of Colorado dba Xcel Energy
Right of Way and Permits Department



Request for Comments

Case Name: GCSA Event Center Conditional Use Permit, Amendment No. 1

Case Number: RCU2023-00001

January 13, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major Amendment to an approved Conditional Use Permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the site.** This request is located at 6539 IMBODEN RD. The Assessor's Parcel Number is 0181706400006.

Applicant Information: GCSA LLC
ALDANA LLARICXE
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 **02/03/2023** 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/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey
Planner II

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



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: Major Amendment Conditional Use Permit RCU2021-00023, 13200 sq ft and 10 acres

APPLICANT

Name(s): GCSA LLC/Llaricxe Aldana Phone #: 303-435=3021
Address: PO Box 5
City, State, Zip: Watkins CO 80137
2nd Phone #: Email: gcsallc1978@gmail.com

OWNER

Name(s): same as above Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: Joseph L Henderson PE, PTOE Phone #: 303-589-6875
Address: 823 W 124TH DRIVE
City, State, Zip: WESTMINSTER CO 80234
2nd Phone #: Email: joe@sustainabletrafficsolutions.com

DESCRIPTION OF SITE

Address:	6539 Imboden Rd
City, State, Zip:	Watkins CO 80137
Area (acres or square feet):	10 SEE LEGAL DESCRIPTION
Tax Assessor Parcel Number	0181706400006
Existing Zoning:	A3
Existing Land Use:	A3
Proposed Land Use:	event center

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

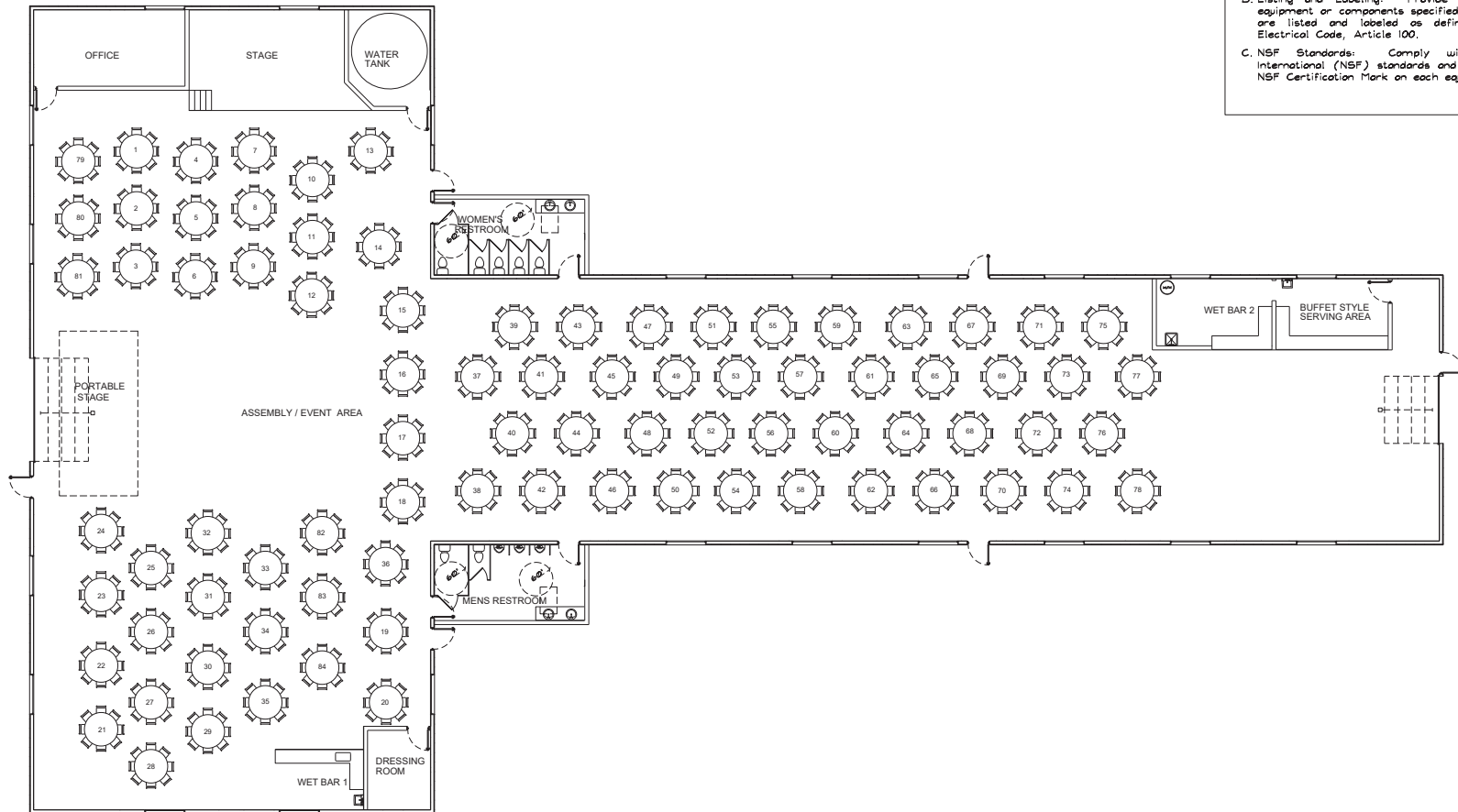
Adams County
Community & Economic Development Department

EXPLANATION OF REQUEST

This is a major amendment to the Conditional Use Permit RCU2021-00023. The amendment/change to the approved resolution 2022-412 on August 2, 2022 under Conditions of Approval: Item 6 The Conditional Use Permit shall only permit the subject use to occur within the 4,470 sq ft of the barn identified on the floor plan and within the roughly six acres shown the site plan. Any extension of space of the subject use within the larger lot and within the existing barn, which is approximately 39 acres and 13,200 sq ft respectively, shall require an amendment to the conditional use permit.

I am now requesting an amendment, as I plan to use the 13,200 sq ft building and 10 acres.

I have applied for a permit to build a new 6' fence, permit BDP22-2098 was issued on November 8, 2022. Final inspection was done on December 15, 2022.



EQ IPMEN PLAN
A2.4 SCALE: 1/4" = 1'-0"



0 8 16 24
Graphic Scale: 1 Inch = 8 feet

GENERAL SHEET NOTES:

SEE MECHANICAL AND ELECTRICAL PLANS FOR MORE INFORMATION ON THE REQUIREMENTS OF EACH PIECE OF EQUIPMENT. EQUIPMENT SUPPLIED BY OTHERS, CONTRACTOR TO PROVIDE REQUIRED HOOK-UP. LIST TO INCLUDE BUT NOT LIMITED TO THE THE EQUIPMENT LIST SHOWN ON THIS PLAN.

(CONTRACTOR TO FIELD VERIFY ALL CONDITIONS)

EQUIPMENT

1.1 GENERAL

A. Submittals: Product Data for each type of food service equipment indicated and the following:

1. Coordination Drawings: For locations of food service equipment and service-utility locations and characteristics. Key equipment with item numbers and descriptions indicated in Contract Documents.

2. Regulatory Requirements: Comply with ALL LOCAL CODES

B. Listing and Labeling: Provide electrically operated equipment or components specified in this Section that are listed and labeled as defined in the National Electrical Code, Article 100.

C. NSF Standards: Comply with applicable NSF International (NSF) standards and criteria and provide NSF Certification Mark on each equipment item.

Wayne D. Anderson, AIA, LLC
1825 W. Ontario Place
Liberal, MO 64068-5678
(303) 550-5678
(720) 367-5354 EFax



ALDANA EVENT CENTER
6539 Imboden Rd.
Watkins Co

ISSUE DATE:

Dec 12, 2022

REVISIONS:

SCALE: 1/8"=1'-0"

PROJECT 2022-127

EQUIPMENT

FLOOR PLAN

A2.4

PROGRESS SET
NOT FOR CONSTRUCTION

The information shown on this sheet is not for construction. Information in this document is not complete nor final and is subject to change with out notification. All contractors and bidders are to use these drawings at their own risk, and liability. Report any discrepancy to the Architect.

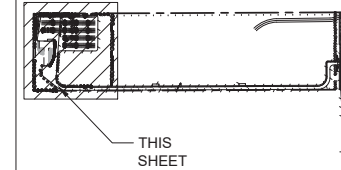
T:\WORK\002_000\ALDANA\WATKINS\EDUBESTRAV\DWG\CD\W006-002\W006-002.dwg (10:00 AM, 12/27/2023) 11:54:49 AM, DWG TO PDF job, ANDX, eprint D (10:00 AM, 12/27/2023), W006-002.dwg

SITE PARKING TABLE					
BLDG	USE	GFA	CODE	REQUIRED	PROVIDED
EVENT CENTER	COMMERCIAL	13,200 SF	140 SF	330 + 8 HC	331 + 12 HC

SEE LANDSCAPING PLANS PREPARED BY NDS FOR LANDSCAPING DETAILS.

LOT DATA TABLE			
DESCRIPTION	AREA	ACRES	%
ZONING			
LOT	1,737,111 SF	39.88 AC	100.00 %
EXISTING BUILDING	13,200 SF	0.30 AC	0.76 %
TOTAL BUILDING	13,200 SF	0.30 AC	0.76 %
EXISTING GRAVEL	140,320 SF	3.22 AC	8.08 %
EXISTING GRAVEL TO BE REMOVED	9,824 SF	0.23 AC	0.57 %
PROPOSED GRAVEL	99,506 SF	2.28 AC	5.73 %
TOTAL GRAVEL	230,002 SF	5.28 AC	13.24 %
TOTAL LANDSCAPING	1,493,904 SF	34.30 AC	86.00 %

LOT SETBACK TABLE	
SETBACK	DISTANCE
ZONE	A-3
FRONT	50 FT
SIDE	15 FT
REAR	25 FT
MAX BLDG HEIGHT	35 FT



SCALE 1" = 500'

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR THE ALDANA EVENT CENTER.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE HORIZONTAL AND VERTICAL CONTROL SURVEY AS PROVIDED BY AMERICAN WEST LAND SURVEYING CO. - DATED NOVEMBER 11, 2021.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO.

NOT ALL UNLOC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

41 45 DEG BEND	41 THRUST BLOCK TB
41 22.5 DEG BEND	41 GATE VALVE GV
41 RESTRAINED PLUG	41 CURB STOP
41 RESTRAINED TEE	41 PIPE CROSSING
41 WATER METER	41 MANHOLE
41 RESTRAINED CROSS	41 MANHOLE W/ FLOW DIRECTION
41 FIRE HYDRANT	41 ROOF DRAIN
41 RESTRAINED VALVE	41
EXISTING CONC	PROPOSED GRAVEL
EXISTING ASPHALT	PROPOSED CONC
	PROPOSED ASPHALT

LINETYPE LEGEND

LOT / PROPERTY / SECTION LINE	RIGHT OF WAY LINE	EASEMENT	SETBACK	TO BE ABANDONED LOT LINE	EXISTING BUILDING, CURB	EDGE OF ASPHALT OR GRAVEL RD	CHAINLINK FENCE	WIRE FENCE	POND W/O W/S	SWALE	EXISTING OVERHEAD ELEC	EXISTING ELECTRICAL LINE	EXISTING STORM LINE	EXISTING SANITARY LINE	EXISTING WATER LINE	EXISTING GAS LINE	EXISTING FIBER OPTIC LINE	EXISTING TELEPHONE LINE
SA	SA	SS	SS	WA	WA	WAS	GA	EL	T	SA	SS	WA	WAS	GA	EL	T		
PROPOSED SANITARY LINE	PROPOSED SANITARY SERVICE	PROPOSED STORM LINE	PROPOSED WATER LINE	PROPOSED WATER SERVICE	PROPOSED GAS LINE	PROPOSED ELECTRIC LINE	PROPOSED TELEPHONE LINE											

127 S. DENVER AVE
Ft. Collins, CO 80526
www.westerneng.com
encl@westerneng.com
FAX (970) 294-1350

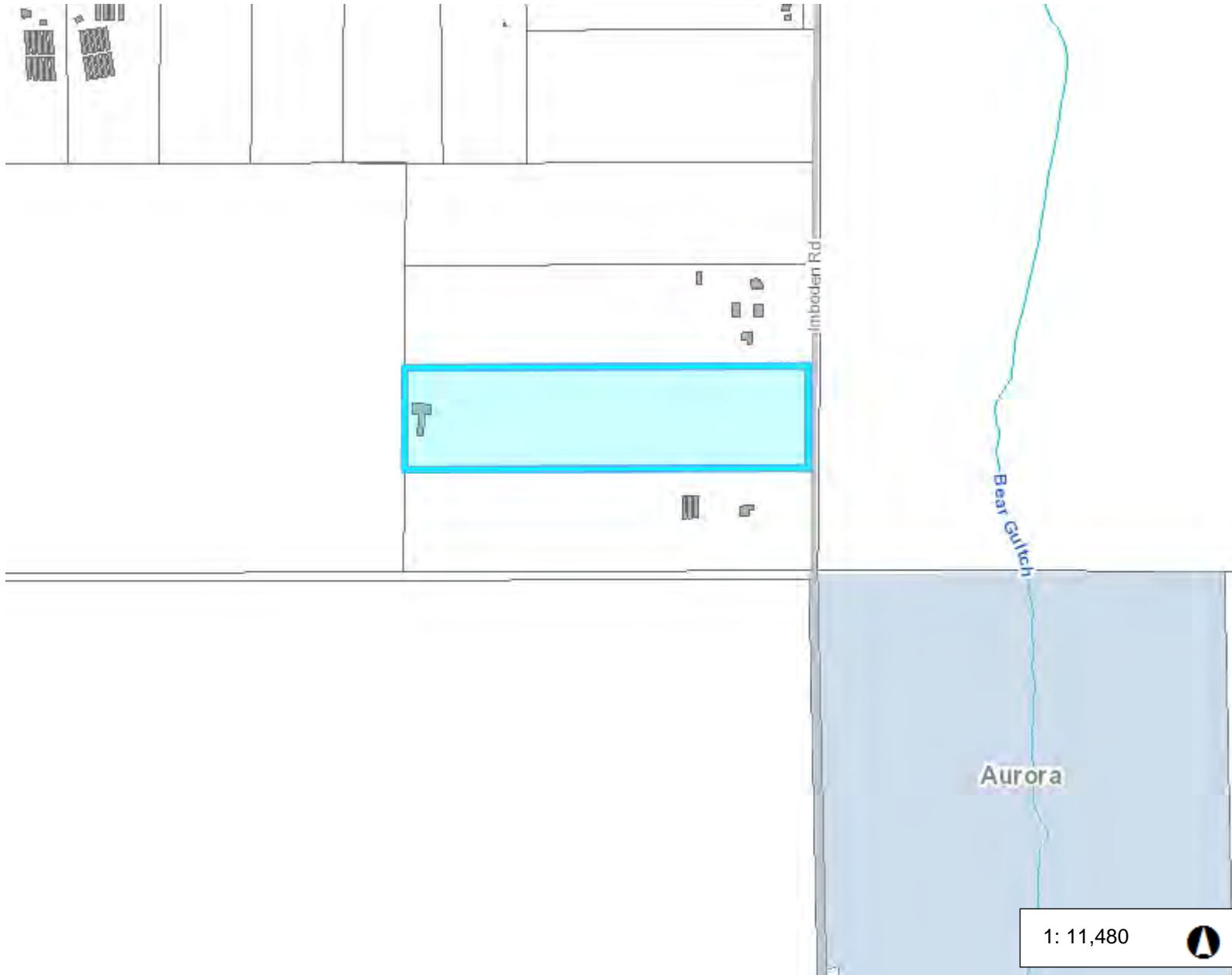
CONTACT:
LARRY L. WATKINS
6577 MEDICAL RD
WATKINS, CO 80137
(970) 462-9442

SITE PLAN
ALDANA EVENT CENTER
6539 IMBODEN RD
ADAMS COUNTY, COLORADO

PRELIMINARY
FOR REVIEW
ONLY

DOC CON #
0006-SITE

6 OF 10



Legend

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

- Building
- County Parks and Open Space
- Subdivision

Cities

- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Small Lakes
- Major Lakes

Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

1: 11,480



0.4 0 0.18 0.4 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

6539 Imboden Rd



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Public Hearing Notification

Case Name:	GCSA Event Center Conditional Use Permit Full Barn
Case Number:	RCU2023-00001
Planning Commission Hearing Date:	04/24/2025 at 6:00 p.m.
Board of County Commissioners Hearing Date:	05/20/2025 at 9:30 a.m.

April 7, 2025

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Request to use a 13,200 sq ft barn and 10 acres for an event center use.** The proposed use will be Commercial. This request is located at 6539 IMBODEN RD on 10 acres. The Assessor's Parcel Number is 0181706400006.

Applicant Information: PO BOX 5
WATKINS, CO 801370005

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

GCSA Event Center Conditional Use Permit Full Barn

Case Number: RCU2023-00001

Planning Commission Hearing Date: April 24, 2025, at 6:00 pm
Board of County Commissioners Hearing Date: May 20, 2025, at 9:30 am
Case Manager: David DeBoskey
Requests: Request to use a 13,200 sq ft barn and 10 acres for an event center use.
Location: 6539 Imboden Road
Parcel Number: 0181706400006
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
Applicant: GCSA LLC, PO Box 5, Watkins, CO 80137
Property Owner: GCSA LLC
Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601.
Please visit <http://www.adcogov.org/bocc> for up-to-date information. The full
text of the proposed request and additional colored maps can be obtained by ac-
cessing the Adams County Community and Economic Development Department
website at <https://adcogov.org/current-land-use-cases>.



Published in *The I-70 Scout* on Wednesday, April 9, 2025, and *Eastern Colorado News* on Friday, April 11, 2025.



Referral Listing
Case Number RCU2023-00001
GCSA Event Center Conditional Use Permit, Amendment
No. 1

Agency	Contact Information
	Donna George 303-571-3306
	Donna George 303-571-3306
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Code Compliance Officer	Ryan M Ellis 4430 S. Adams County Parkway Brighton CO 80601 720-523-6908 rmellis@adcogov.org

Agency	Contact Information
Adams County Constiuent Services	Megan Barela 4430 S. Adams County Pkwy Brighton CO 80220 720.523.6997 mbarela@adcogov.org
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Bennett Fire Protection District #7	Captain Caleb J Connor 355 4th St Bennett CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
Bennett Fire Protection District #7	Chief Earl Cumley 355 4th St Bennett CO 80102 303-644-3572 earlcumley@bennettfirerescue.org
Bennett Parks & Recreation District	Leila Schaub 455 S 1st Street Bennett CO 80102-0379 303-644-5040 director@bennettrec.org

Agency	Contact Information
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Box Elder Water & Sanitation District	Barbara Vander Wall c/o Collins, Cockrel, & Cole P.C. 390 Union Boulevard, Suite 400 Lakewood CO 80228 303 770-2700
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 303.739.7000 atibbs@auroragov.org
City of Aurora - Aurora Water	Marshall Brown 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 mbrown@auroragov.org
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us

Agency

Contact Information

Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
Lost Creek Groundwater Management District	Todd Denning 970-396-3205 LCGWMD@RTDBB.net
Metro Wastewater Recovery	Craig Simmonds 6450 York St. Denver CO 80229 303-286-3338 csimmonds@metrowaterrecovery.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Jacobus Nijenhuis 1123 West 3rd Denver CO 80223 303-571-3863 Jacobus.b.nijenhuis@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Jacobus Nijenhuis 1123 West 3rd Denver CO 80223 303-571-3863 Jacobus.b.nijenhuis@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	-- 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	-- 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com

Agency

Contact Information

TRANSPORT METROPOLITAN DISTRICT NO. 1

GARY R WHITE
c/o White Bear & Ankele
1805 SHEA CENTER DR, SUITE 100
HIGHLANDS RANCH CO 80129
303 858-1800

Xcel Energy

Julien Nijenhuis
3035713306

Xcel Energy

Julien Nijenhuis
3035713306

AVILA MARIA AND
AVILA SALOMON
5464 MALAYA ST
DENVER CO 80249-8571

GIDLEY GARRETT SETH AND
GIDLEY ASHLEY HILLARY
50 ASPEN VLG
ASPEN CO 81611-9652

BLUE EAGLE LLC
288 CLAYTON ST STE 303
DENVER CO 80206-4810

GOMEZ JESUS M
16747 E 97TH PL
COMMERCE CITY CO 80022-7130

CARDENAS CABRAL MANUEL
562 NILE ST
AURORA CO 80010-4732

HAAS NICOLE UND 1/2 INT AND
MESTEPEY JAMES R UND 1/2 INT
1140 S DOVER ST
LAKEWOOD CO 80232-5247

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015

IMBODEN LLC
1265 YELLOW PINE AVE
BOULDER CO 80304-2264

CHANG IRVING
22479 E FAIR PL
AURORA CO 80015-6637

KELLEY TRUCKING INC
6201 MC INTYRE ST
GOLDEN CO 80403

CHELSEA INVESTMENTS LLC
5700 S QUEBEC ST STE 102
GREENWOOD VILLAGE CO 80111-2009

KELLEY TRUCKING INC
6201 MCINTYRE ST
GOLDEN CO 80403-7446

COPELAND HOLDING LLC
6397 W PRENTICE AVE
LITTLETON CO 80123-5195

L AND S CAPITAL LTD
800 US HIGHWAY 36
BYERS CO 80103-9700

DANKO DANNI R AND DANKO L R UND 2/3 INT
AND CERVI MIKE UND 1/3 INT
2671 SOUTH KEARNEY ST
DENVER CO 80222

LARSON LANNY J AND LARSON DEBORAH L TRUSTEES
OF THE
LARSON REVOCABLE TRUST
15 RAINBOW VALLEY RD
PLACITAS NM 87043-8800

DAVIS FARM LLC
C/O DENNIS T DAVIS
7300 W STETSON PL APT 45
DENVER CO 80123-2418

LUNA MAURA AND
HERRERA DAVID
3500 KALISPELL ST
AURORA CO 80011-1500

GCSA LLC
PO BOX 5
WATKINS CO 80137-0005

MUEGGE FARMS LLC
C/O DAN WATTS
500 CEDAR AVE
GRAND JUNCTION CO 81501-7428

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

CURRENT RESIDENT
6455 IMBODEN RD
WATKINS CO 80137-8944

QUALLS AND PALMER LLC
6288 STATION MILL DR
PEACHTREE CORNERS GA 30092-1890

VAUGHN KAREN J AND
VAUGHN MICHAEL L
12575 TUCSON ST
HENDERSON CO 80640-9447

WATKINS NORTH LLC
3117 E 7TH AVENUE
DENVER CO 80206-3914

WESTERN TRANSPORT LLC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WOOD JIMMY G AND
DETTMER MALLERY J
PO BOX 174
WATKINS CO 80137-0174

CURRENT RESIDENT
6657 IMBODEN RD
WATKINS CO 80137-7223

CURRENT RESIDENT
33000 E 72ND AVE
WATKINS CO 80137-8930

CURRENT RESIDENT
6995 IMBODEN RD
WATKINS CO 80137-8934

CURRENT RESIDENT
33505 E 72ND AVE
WATKINS CO 80137-8936

CERTIFICATE OF POSTING



I, David DeBoskey do hereby certify that I posted the subject property at 6539 Imboden Road on April 11th, 2025 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, reading 'David DeBoskey'.

David DeBoskey