

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION FOR ZONING HEARING DECISION - CASE #RCU2013-00036 MENDOZA

Resolution 2014-024

WHEREAS, on the 13TH day of January, 2014, the Board of County Commissioners, held a public hearing on the application of Phil Mendoza, Case #RCU2013-00036; and,

WHEREAS, this case involved an application for: Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district on the following described property:

PARCEL NUMBER: 0171936200013

APPROXIMATE LOCATION: 3020 East 78th Avenue

LEGAL DESCRIPTION: SECT, TWN, RNG: 36-2-68 DESC: PT OF SE4 NW4 OF SEC 36 DESC AS FOL BEG AT A PT 332/08 FT E AND 30 FT S OF NW COR OF SD SE4 NW4 TH CONT S 1282/73 FT TO PT ON S LN OF SD SE4 NW4 TH E 930/16 FT TH N 918/04 FT TH W 280 FT TH N 370/01 FT TO PT 30 FT S OF N LN OF SD SE4 NW4 TH W 647/60 FT TO POB 25/03A

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 12th day of December, 2013, and forwarded a recommendation of APPROVAL to the Board of County Commissioners based on the following:

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.

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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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
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.
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.

Conditions Precedent:

1. A floodplain use permit shall be required for any activities occurring within the designated floodplain.
2. A site grading / drainage plan shall be submitted for the new facility.
3. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, shall be provided to Adams County.
4. The applicant shall submit a detailed landscape and screening plan which shall include the following elements at a minimum:
 - a. A minimum of a 25 foot landscaped area along East 78th Avenue to include 1 tree and 2 shrubs per forty linear feet.
 - b. All required landscape areas shall consist of 75% living materials (grass or low lying shrubs) the remaining 25% can consist of non-living materials (rock, mulch, etc.).
 - c. All landscaped areas shall be irrigated with an automatic irrigation system.
 - d. Landscaping meeting bufferyard C requirements as a minimum shall be installed along the trail in a form acceptable to both the Planning and Development Department and the Parks Department. At a minimum landscaping on the eastern property line shall include three trees and six shrubs per sixty linear feet.
 - e. A 10 foot tall berm as measured from the eastern edge of the property shall be built along the eastern property line. The wall will be built using retaining wall block and dirt and will be landscaped.

- f. The applicant must receive approval from Xcel Energy for any proposed landscaping within their easement. The area around the transmission tower shall be fenced.
- g. A solid metal screen fence a minimum of six feet tall shall be installed around the entire range area. The berm shall serve as the solid screen fence along the east property line, except for the Xcel easement area.
- h. All target areas shall have safety berming behind them.
- i. Prior to submittal of any building permits for the outdoor range area and prior to operation of the outdoor range area the applicant shall submit and have approved a phased filling and landscaping plan for the outdoor range area prior to July 31, 2014.

Conditions:

1. The Conditional Use Permits shall expire on January 13, 2034.
2. Any new access points are subject to review and approval by the Adams County Transportation Department.
3. The applicant shall continue to coordinate with Metro Wastewater to ensure continued access to their easement.
4. The applicant shall continue to coordinate with Urban Drainage and Flood Control during the development of the project.
5. The applicant shall continue to coordinate with Xcel Energy to ensure compliance with their requirements.
6. Hours of operation for the outdoor range shall be limited between one-half hour after sunrise to thirty minutes before sundown.
7. Night shooting shall not be allowed outdoors.
8. This permit shall be limited to archery only. No crossbows or compound bows over 70 pounds of draw weight shall be allowed.
9. The entire range shall be enclosed by a fence a minimum of six (6) feet high.
10. Warning signs that read "Warning: Archery Shooting Range" shall be posted every one hundred (100) feet on the fence.
11. Line of fire shall be as close to horizontal as possible, but never below horizontal.
12. The shooting range shall be supervised by a certified range officer at all times.

Note to the Applicant:

1. All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____ Aye
Tedesco _____ Aye
Hansen _____ Aye

Commissioners

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 13th day of January, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy

Mendoza Outdoor Archery Range

Case Number:	RCU2013-00036
Planning Commission Hearing Date:	12/12/2013 at 6:00 p.m.
Board of County Commissioners Hearing Date:	01/13/2014 at 10:00 a.m.

Case Manager: Chris LaRue
Case Technician: Mark Moskowitz

Applicant:
RAPHAEL & FLORENCE MENDOZA
1955 E 75TH AVENUE
DENVER, CO 80229

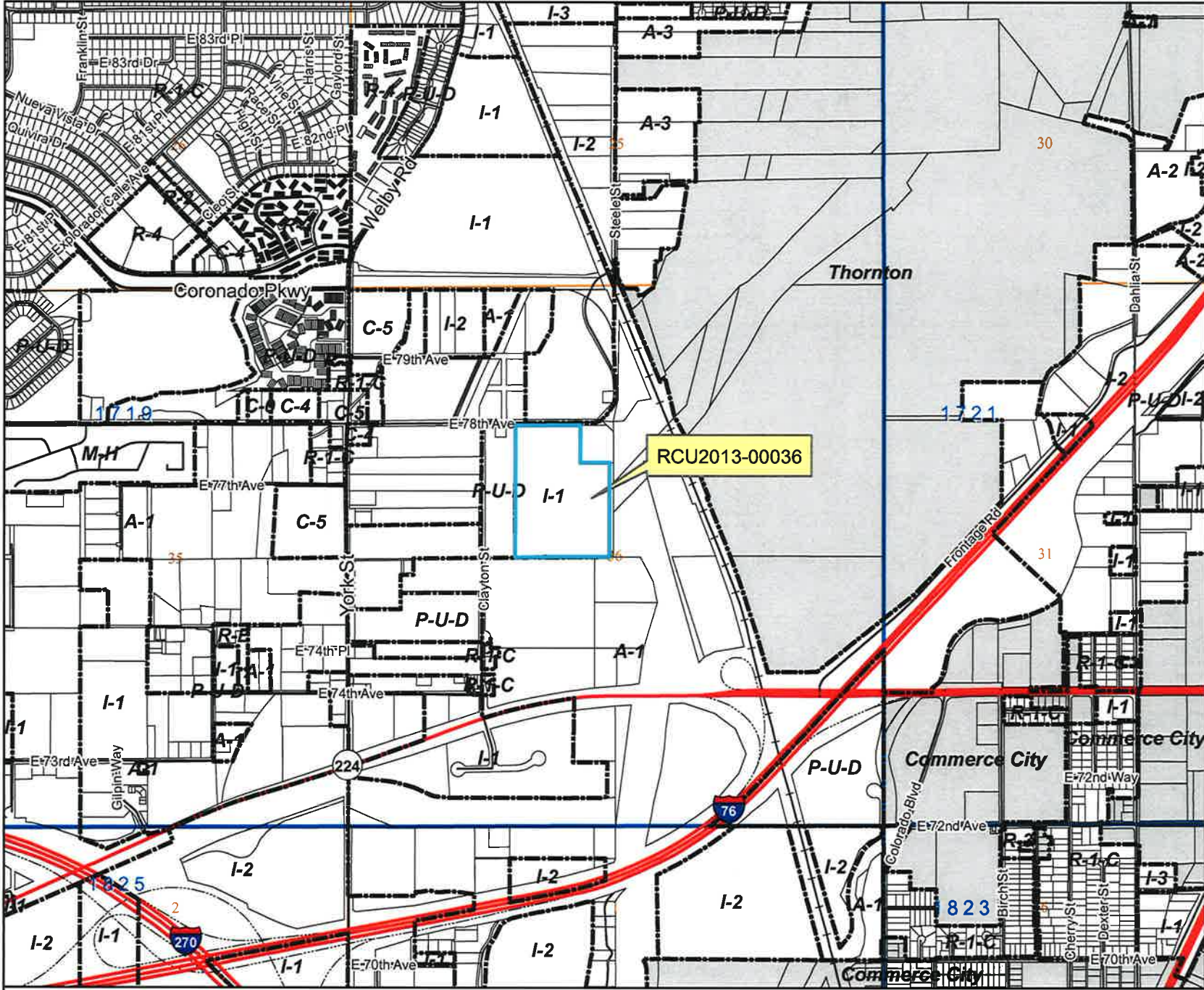
Owner: MENDOZA PROPERTIES LLC
701 W 64TH AVE
DENVER, CO 802212883

Representative:

Location: 3020 E 78TH AVE
Parcel Number: 0171936200013
Size of Property: undetermined parcel size
Proposed Use: Commercial
Request: Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.

HEARINGS

Planning Commission		Board of County Commissioners	
Date:	12/12/2013	Date:	01/13/2014
Action:		Action:	
Date:		Date:	
Action:		Action:	
Review for Tracking:		Date:	
Map Updated by:		Date:	
Approved By:		Date:	



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- ▭ Sections
- ▨ Airport Noise Overlay
- ▭ Incorporated Areas

Mendoza Outdoor Archery Range
RCU2013-00036



For display purposes only.



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



E79th Ave

Cleveland St

Steel St

E78th Ave

1719

RCU2013-00036

Clayton St



**DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT**

Board of County Commissioners

January 13, 2014

CASE No.: RCU2013-00036	CASE NAME: Mendoza
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Owner's Name:	Raphael & Florence Mendoza, c/o Phil Mendoza
Applicant's Name	Phil Mendoza
Applicant's Address:	1955 East 75 th Avenue, Denver, CO 80229
Location of Request:	3020 East 78 th Avenue
Nature of Request:	Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.
Site Size:	25.03 acre
Zone District:	I-1
Existing Use:	Industrial
Proposed Use:	Industrial
Hearing Date(s):	PC = December 12, 2013 (6:00 p.m.) BoCC = January 13, 2014 (10:00 a.m.)
Report Date:	December 16, 2013
Case Manager:	Christopher C. LaRue <i>CLR</i>
Staff Recommendation:	Approval with 8 Findings of Fact, 4 Conditions Precedent, 12 Conditions, & 1 Note
PC Recommendation:	Approval with 8 Findings of Fact, 4 Conditions Precedent, 12 Conditions, & 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

- Case Z-7-63 was approved by the Board of County Commissioners on April 8, 1963. The request zoned a portion (11.9 acres) of the site I-1, Industrial.
- Case 84-87-C was approved in September 1987 for a Conditional Use Permit to allow an accessory single family dwelling in the A-1 zone.
- 84-87-C was heard in June 1986 Cases and allowed a Conditional Use Permit for outside storage of RVs, automobiles, boats, trailers, and other operable vehicles.

- 43-86-C(A) was heard in December 1987 and allowed the addition of outside storage of inoperable vehicles.
- Case # VSP2013-0004, Mendoza was approved by the Board of Adjustment on March 21, 2013. The request was for a Variance of one (1) mile from the required one (1) mile spacing distance from residentially zoned or used property to allow an outdoor archery range, pursuant to Section 4-09-02-17-04.
- Case # PRC2012-00014, Mendoza was heard and approved by the Board of County Commissioners on April 29, 2013. The request was for: 1) Request to rezone 13 acres from A-1 to I-1; 2) Request for a Conditional Use Permit for a Watchman's quarters in the archery range area; 3) Request for a Conditional Use Permit for clean soil filling of part of an existing lake in the archery range area; 4) Request for a Conditional Use Permit for storage of inert demolition material up to 8' in height; and 5) Request for a Conditional Use Permit for uncontaminated soil storage up to 15' in height.

SUMMARY OF APPLICATION

The applicant is requesting for a Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district. The subject site is located southwest of East 78th Avenue and Steele Street. The surrounding area is zoned I-1, I-2, A-1, and PUD. Surrounding the property is an industrial PUD with outside storage to the west. The North Washington Water and Sanitation District's office, shop/yard facilities and vacant A-1 with the South Platte River are located east of the site. There are properties zoned A-1 and I-1 with vacant land and horse boarding to the north. The municipal limits of the City of Thornton extend into the area to the east.

The Mendoza family owns the 25 acre site. The western 10.9 acres and northeastern 2.3 acres of the property were rezoned to I-1 per Case # PRC2012-00014 along with four Conditional Use Permits on different portions of the property. On the southwestern part of the lot, conditional uses allowing screened clean storage up to fifteen feet in height and screened storage of used brick and similar re-usable material to eight feet were granted. On the southeastern portion of the site inert clean soil filling of part of the existing lake was granted. All three permits have an expiration date of April 29, 2018. On the northeastern part of the lot a permanent watchman's quarters was approved for the existing home on site.

The archery business would operate with indoor facilities on the old homestead area on northeast corner of the site. More specifically, the archery range business would be on the eastern 14.23 acres of the site containing the old homestead area and the lake created by past sand and gravel mining. An outdoor archery range (only allowed by CUP-outdoor commercial recreation) is contemplated in the floodplain area south of the indoor range use area. An indoor archery range is considered an Indoor Commercial Recreation/Entertainment use and is permitted within the I-1 zone district.

A new two-story metal indoor archery range building approximately 100 feet by 150 feet would be built along with an additional parking area on the northeastern portion of the site as depicted upon the site plan. According to the plan the building would be out of the floodplain. That building would contain offices, storage, training/classrooms, and an indoor archery range. Also in this area are a home (watchman's quarters), a two story garage, and several miscellaneous sheds. The garage would be used for parking and storage, and the other sheds would be used for storage or torn down depending upon their condition. The building's operation would generally be noon to 9 pm, with people using the indoor range varying from 0-50 people per day, except for 4-6 tournaments a year involving up to 150 people per day at various times during the tournament.

The outdoor range, which is the subject of this conditional use permit, is proposed on the southeastern mined gravel pit mined lake area. The design of the range can be seen on the site plan. A gravel internal road/trail would be constructed along the eastern portion of the range area and will lead to shooting stands. Each shooting stand would have three to five shooting stations pointing twenty to fifty yards towards foam targets. The lake area would be behind the target. Safety berms would be built behind all targets to stop any projectiles. The berms would be anywhere from six to eight feet in height. The number of stations and stands to be constructed, and the timing of the construction, will depend upon the business' volume and lake filling. When the partial filling of the lake is completed, sight-in archery range shooting stands would be constructed as shown on the site plan, but initially, a sighting-in stand may be constructed at one of the locations along the gravel trail.

The western boundary of the archery area would be over four-hundred feet from any shooting station in the direction of shooting. This would ensure a maximum safety zone that would meet the recommendations of the Archery Shooters Association (ASA). ASA doesn't have a specific standard, but looks at each outdoor range as part of their review for certification and for insurance. Should a range not meet adequate safety measures, the ASA would not certify or insure the archery range. The applicant states a thing to remember is the safety factor involved, when it is consider the Mendoza's also own another 500'+ of property west of the 400'+ range area. This additional area will be used for allowed dirt storage up to 15' in height. Besides the berming behind the targets and the storage west of the range, there is also the higher bank of the lake hundreds of feet to the west behind the targets going up to the rest of the Mendoza property.

The applicant states ASA representatives would inspect and certify all safety standards annually, and the business would carry liability insurance provided by the ASA. Attached with this report is a sheet that details the insurance coverage. Basically, the insurance provides up to \$1,000,000 for each occurrence. The entire perimeter of the outdoor range would be fenced with a six foot chain link fence. There would also be security cameras to monitor the ranges. The range would only operate during daylight hours, and generally in the afternoons and would probably involve up to twenty-five people per day. Picnic tables and benches would also be installed both behind (east) of the shooting stands and above (north) of the sighting-in shooting stand. Each stand would have trash receptacles.

Rules would be posted inside and outside the main building, as well as on multiple locations throughout the site. An inspection would be conducted by an approved person (the applicant or a trained employee) for every shooter before they are allowed to shoot. It is stated the applicant (Phil Mendoza) has been involved in organized archery shooting since he was a boy, and is extremely familiar with all relevant safety standards and procedures on operating an archery facility. The employees of the facility will be his employees, and he and his family, who own the property, will have liability for all of their actions. It is stated Mr. Mendoza will personally make sure all employees will be adequately trained on the rules of archery shooting on the property. The majority of shooters would be bow hunters and target archers. No crossbows or compound bows over 70 pounds of draw weight would be allowed. Every shooter must be able to demonstrate the ability to draw the bow back in a controlled manner without pointing the bow into the air. All arrows would have to be labeled with the shooters first and last name. The applicant has stated with a 70 pound bow, if someone shot an arrow into the air at an angle, a strong bowman might be able to get an arrow to go more than 400', but that it would probably still not exit the total property owned by the Mendoza's. The applicant states what is relevant to know is that shooting into the air will be not be allowed, and besides the berming behind the targets, there is also the higher bank of the lake hundreds of feet to the west behind the targets going up to the rest of the Mendoza property. The applicant emphasizes this facility will be owned by the Mendoza family and operated by Phil Mendoza, and based on the established track record and integrity of both, the facility will be owned and operated in the safest and more responsible manner possible.

Referral Comments

The Adams County **Transportation Department** responded with following:

- According to the above references, a portion of the site is located within a designated flood hazard zone. A floodplain use permit shall be required.
- The site has access to East 78th Avenue. Any new access points are subject to review and approval by the Adams County Transportation Department.
- The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, will need to be provided to Adams County.
- The applicant will need to coordinate with Adams County Transportation to obtain the necessary permits prior to construction.
- A site grading / drainage plan will be needed for the new facility.
- Previously it was requested a 30 foot wide drainage easement be dedicated. The applicant has submitted the necessary dedication paperwork. This easement should be accepted by the County soon.

Conditions are included to address these concerns.

Adams County Parks has stated on October 7, 2013 the Board of County Commissioners approved and executed a recreational trail easement between the County and the Mendoza's satisfying Condition Precedent #5 in the zoning hearing decision case # PRC2012-00014. For

the current Condition Use Permit Parks has no comments or concerns as long the archery range is constructed in accordance to the submitted site plans.

Metro Wastewater has stated their staff have reviewed the above project, and found that the mapping of the archery range does not reflect the recently acquired additional sewer easement to the east of and adjacent to the easement shown on the application. The new easement was recorded as Reception #2013000063827 on July 24, 2013. The berms as shown on the mapping would be partially within the easement, and thus would require MWRD to review and approve the added fill. MWRD requests the applicant forward the grading plan when available so the new fill can be evaluated. MWRD would also like to know the procedure that will be used to allow our personnel to access our manholes during business hours. Finally, they state they have been provided a draft of the grading plan for the project, and will need to review and approve the final grading plan once it is submitted for approval.

The applicant has stated MWRD would have their own lock on any gates. If someone needed access during business hours, an employee should be notified and the range would temporarily be closed. Arrangements can also be made ahead of time to close the range should MWRD know they will need to come out. A draft grading plan was submitted to MWRD with the understanding that Metro would need to approve any berms that might encroach onto the sewer easement. Manholes would not be covered.

Urban Drainage and Flood Control states the proposed use sounds like a reasonable activity for the floodplain. They wanted to make sure the berms, shooting stands, stations, and targets would be appropriately anchored for safety should a flood event occur. The applicant would be required to obtain all necessary permits from Public Works prior to operations. This would include receiving a floodplain use permit to ensure safe floodplain development.

The applicant stated they understand they would need to get Urban Drainage approval of any berms, temporary structures, etc. that might be located in the floodplain. It is understood the applicant will have to get approval of Drainage, Grading, SWMP, and floodplain use permits

In a letter **Xcel Energy** stated the applicant should continue to work them regarding the License Agreement.

In a letter the **Colorado Division of Wildlife** stated that due to the surrounding area they would consider the proposed use to have minimal impact on wildlife. In addition, they state the proposed outdoor range has the potential to provide enjoyment and outdoor skills opportunities to the sportspeople of Colorado. The facility could provide sportspeople a place to learn about archery, try out equipment, and improve their shooting skills.

Sixteen citizen responses were received in favor of the application. **Two citizen responses** were received with concerns, mainly noting they did not want a huge increase of traffic in the area. The applicant has stated the impact of the business would be low, and preservation of open space on site would continue due to the setup of the range. The business would generate a lot less traffic than other potential commercial/industrial uses that could be allowed on site.

Conclusions

The surrounding area consists of a mix of uses to include I-1 zoning, PUD, and A-1 uses. Directly to the east of the subject site are offices for the North Washington Water and Sanitation District. Directly north of the site and across 78th Avenue there is already an I-1 zoned parcel, though it is not currently developed for an industrial use. There are also A-1 zoned properties in the area, some of which contain single family homes. Staff has not received any negative responses from any referral agencies that prohibit this project from going forward. In addition, staff has received a lot of support for the project from property owners in the area. Staff is recommending approval to include 8 findings, 4 Conditions Precedent, 12 Conditions, and 1 Note.

CITIZEN COMMENTS

The following people sent in letters of support:

1. Benson, Joshua 8227 Ladean St
2. Cooper, Debbie 1051 East 73rd
3. Domenico, Richard 7631 Dahlia St.
4. Emmitt, Ron 8265 Steele St
5. Fabinski, Jim 8600 Welby Road
6. Gerace, Carmen 7430 Clayton St
7. Jeffries, Cindy 8140 Lowell
8. Lewis, Marilyn 7893 York # 2
9. Milano, Anthony 7339 Race St
10. Moe, Charlene & Rod 10023 Tennyson Ct
11. Nichol, Ron & Alice 891 East 71st Avenue
12. Peiker, Jessica 8230 Explorador Calle
13. Steward, Jean & Michael Haynes 10469 Sedalia St
14. Straface, Tim 729 S.E. 8th St
15. Yantorno, Frank 1414 E 73rd Ave
16. Unknown person

Two people sent in letters with concerns. Their main concern is traffic.

1. Cope, Sandra
2. Sheeran, Virginia

Applicant response: The applicant has stated the impact of the business would be low, and preservation of open space would continue. The business should generate a lot less traffic than other potential commercial/industrial uses that could be allowed on site.

PLANNING COMMISSION UPDATE

The Planning Commission previously heard this case on December 12, 2013 and recommended approval in a six to one vote. The PC Recommendation was for a 20-year term for the CUP.

Staff had originally recommended a 10-year term of approval. Commissioner Garner was the dissenting vote, but stated she was not opposed to the use, but that she was opposed to the twenty year term and would prefer the use be approved with ten years. The applicant indicated they wished to receive approval for more than ten years because they were investing a substantial amount of time and money into the business. The applicant also indicated they were concerned about Condition Precedent # 4(e) which requires buffering and berming around the range. It was indicated the property is impacted by floodplain and has varying elevations that could make the condition difficult to meet. Staff stated they would work with the applicant regarding this requirement. The condition is not meant to present conflicts with any floodplain requirements. In cases where berming or buffering would be in conflict, then staff would work with the applicant to ensure the intent of the requirement was met where feasible. Staff also indicated they could work with the applicant regarding the elevation of the property, and again would work to ensure the intent of the requirement was met only where feasible. The applicant indicated to staff they hoped to have a preliminary draft berming/fencing plan prior to the BoCC hearing. An update on this issue will be provide at the BoCC hearing. No citizen testimony was presented during the hearing. The Planning Commission and staff are recommending approval of the request for twenty years based upon the following:

Staff Recommendation:	Approval with 8 Findings of Fact 4 conditions precedent, 12 conditions & 1 note
PC Recommendation:	Approval with 8 Findings of Fact 4 conditions precedent, 12 conditions & 1 note

RECOMMENDED FINDINGS OF FACT

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
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.

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.

Recommended Conditions of Approval

Recommended Conditions Precedent:

1. A floodplain use permit shall be required for any activities occurring within the designated floodplain.
2. A site grading / drainage plan shall be submitted for the new facility.
3. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, shall be provided to Adams County.
4. The applicant shall submit a detailed landscape and screening plan which shall include the following elements at a minimum:
 - a. A minimum of a 25 foot landscaped area along East 78th Avenue to include 1 tree and 2 shrubs per forty linear feet.
 - b. All required landscape areas shall consist of 75% living materials (grass or low lying shrubs) the remaining 25% can consist of non-living materials (rock, mulch, etc.).
 - c. All landscaped areas shall be irrigated with an automatic irrigation system.
 - d. Landscaping shall be installed along the trail in a form acceptable to both the Planning and Development Department and the Parks Department.
 - e. Bufferyards shall be installed around the shooting facility and shall consist of two type D bufferyards encircling the perimeter of the archery range. A ten foot berm shall be incorporated into the bufferyard around the site.

Recommended Conditions:

1. The Conditional Use Permits shall expire on January 13, 2034.
2. Any new access points are subject to review and approval by the Adams County Transportation Department.
3. The applicant shall continue to coordinate with Metro Wastewater to ensure continued access to their easement.
4. The applicant shall continue to coordinate with Urban Drainage and Flood Control during the development of the project.

5. The applicant shall continue to coordinate with Xcel Energy to ensure compliance with their requirements.
6. Hours of operation for the outdoor range shall be limited between one-half hour after sunrise to thirty minutes before sundown.
7. Night shooting shall not be allowed outdoors.
8. This permit shall be limited to archery only. No crossbows or compound bows over 70 pounds of draw weight shall be allowed.
9. The entire range shall be enclosed by a fence a minimum of six (6) feet high.
10. Warning signs that read "Warning: Shooting Range" shall be posted every one hundred (100) feet on the fence.
11. Line of fire shall be as close to horizontal as possible, but never below horizontal.
12. The shooting range shall be supervised by a certified range officer at all times.

Recommended Note to the Applicant:

1. All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.



Planning and Development Department

12200 Pecos Street, Westminster, CO 80234

PHONE 303.453.8800 FAX 303.453.8829

MEMORANDUM

To: Board of County Commissioners

From: Christopher C. La Rue, Senior Planner

Subject: RCU2013-00036, Mendoza Outdoor Archery Range

Date: January 13, 2014

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. 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.



**DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT**

Planning Commission

December 12, 2013

CASE No.: RCU2013-00036	CASE NAME: Mendoza
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Owner's Name:	Raphael & Florence Mendoza, c/o Phil Mendoza
Applicant's Name	Phil Mendoza
Applicant's Address:	1955 East 75 th Avenue, Denver, CO 80229
Location of Request:	3020 East 78 th Avenue
Nature of Request:	Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.
Site Size:	25.03 acre
Zone District:	I-1
Existing Use:	Industrial
Proposed Use:	Industrial
Hearing Date(s):	PC = December 12, 2013 (6:00 p.m.) BoCC = January 13, 2014 (10:00 a.m.)
Report Date:	November 19, 2013
Case Manager:	Christopher C. LaRue <i>CL</i>
Staff Recommendation:	Approval with 8 Findings of Fact, 4 Conditions Precedent, 12 Conditions, & 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

- Case Z-7-63 was approved by the Board of County Commissioners on April 8, 1963. The request zoned a portion (11.9 acres) of the site I-1, Industrial.
- Case 84-87-C was approved in September 1987 for a Conditional Use Permit to allow an accessory single family dwelling in the A-1 zone.
- 84-87-C was heard in June 1986 Cases and allowed a Conditional Use Permit for outside storage of RVs, automobiles, boats, trailers, and other operable vehicles.
- 43-86-C(A) was heard in December 1987 and allowed the addition of outside storage of inoperable vehicles.

- Case # VSP2013-0004, Mendoza was approved by the Board of Adjustment on March 21, 2013. The request was for a Variance of one (1) mile from the required one (1) mile spacing distance from residentially zoned or used property to allow an outdoor archery range, pursuant to Section 4-09-02-17-04.
- Case # PRC2012-00014, Mendoza was heard and approved by the Board of County Commissioners on April 29, 2013. The request was for: 1) Request to rezone 13 acres from A-1 to I-1; 2) Request for a Conditional Use Permit for a Watchman's quarters in the archery range area; 3) Request for a Conditional Use Permit for clean soil filling of part of an existing lake in the archery range area; 4) Request for a Conditional Use Permit for storage of inert demolition material up to 8' in height; and 5) Request for a Conditional Use Permit for uncontaminated soil storage up to 15' in height.

SUMMARY OF APPLICATION

The applicant is requesting for a Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district. The subject site is located southwest of East 78th Avenue and Steele Street. The surrounding area is zoned I-1, I-2, A-1, and PUD. Surrounding the property is an industrial PUD with outside storage to the west. The North Washington Water and Sanitation District's office, shop/yard facilities and vacant A-1 with the South Platte River are located east of the site. There are properties zoned A-1 and I-1 with vacant land and horse boarding to the north. The municipal limits of the City of Thornton extend into the area to the east.

The Mendoza family owns the 25 acre site. The western 10.9 acres and northeastern 2.3 acres of the property were rezoned to I-1 per Case # PRC2012-00014 along with four Conditional Use Permits on different portions of the property. On the southwestern part of the lot, conditional uses allowing screened clean storage up to fifteen feet in height and screened storage of used brick and similar re-usable material to eight feet were granted. On the southeastern portion of the site inert clean soil filling of part of the existing lake was granted. All three permits have an expiration date of April 29, 2018. On the northeastern part of the lot a permanent watchman's quarters was approved for the existing home on site.

The archery business would operate with indoor facilities on the old homestead area on northeast corner of the site. More specifically, the archery range business would be on the eastern 14.23 acres of the site containing the old homestead area and the lake created by past sand and gravel mining. An outdoor archery range (only allowed by CUP-outdoor commercial recreation) is contemplated in the floodplain area south of the indoor range use area. An indoor archery range is considered an Indoor Commercial Recreation/Entertainment use and is permitted within the I-1 zone district.

A new two-story metal indoor archery range building approximately 100 feet by 150 feet would be built along with an additional parking area on the northeastern portion of the site as depicted upon the site plan. According to the plan the building would be out of the floodplain. That building would contain offices, storage, training/classrooms, and an indoor archery range. Also

in this area are a home (watchman's quarters), a two story garage, and several miscellaneous sheds. The garage would be used for parking and storage, and the other sheds would be used for storage or torn down depending upon their condition. The building's operation would generally be noon to 9 pm, with people using the indoor range varying from 0-50 people per day, except for 4-6 tournaments a year involving up to 150 people per day at various times during the tournament.

The outdoor range, which is the subject of this conditional use permit, is proposed on the southeastern mined gravel pit mined lake area. The design of the range can be seen on the site plan. A gravel internal road/trail would be constructed along the eastern portion of the range area and will lead to shooting stands. Each shooting stand would have three to five shooting stations pointing twenty to fifty yards towards foam targets. The lake area would be behind the target. Safety berms would be built behind all targets to stop any projectiles. The berms would be anywhere from six to eight feet in height. The number of stations and stands to be constructed, and the timing of the construction, will depend upon the business' volume and lake filling. When the partial filling of the lake is completed, sight-in archery range shooting stands would be constructed as shown on the site plan, but initially, a sighting-in stand may be constructed at one of the locations along the gravel trail.

The western boundary of the archery area would be over four-hundred feet from any shooting station in the direction of shooting. This would ensure a maximum safety zone that would meet the recommendations of the Archery Shooters Association (ASA). ASA doesn't have a specific standard, but looks at each outdoor range as part of their review for certification and for insurance. Should a range not meet adequate safety measures, the ASA would not certify or insure the archery range. The applicant states a thing to remember is the safety factor involved, when it is consider the Mendoza's also own another 500'+ of property west of the 400'+ range area. This additional area will be used for allowed dirt storage up to 15' in height. Besides the berming behind the targets and the storage west of the range, there is also the higher bank of the lake hundreds of feet to the west behind the targets going up to the rest of the Mendoza property.

The applicant states ASA representatives would inspect and certify all safety standards annually, and the business would carry liability insurance provided by the ASA. Attached with this report is a sheet that details the insurance coverage. Basically, the insurance provides up to \$1,000,000 for each occurrence. The entire perimeter of the outdoor range would be fenced with a six foot chain link fence. There would also be security cameras to monitor the ranges. The range would only operate during daylight hours, and generally in the afternoons and would probably involve up to twenty-five people per day. Picnic tables and benches would also be installed both behind (east) of the shooting stands and above (north) of the sighting-in shooting stand. Each stand would have trash receptacles.

Rules would be posted inside and outside the main building, as well as on multiple locations throughout the site. An inspection would be conducted by an approved person (the applicant or a trained employee) for every shooter before they are allowed to shoot. It is stated the applicant (Phil Mendoza) has been involved in organized archery shooting since he was a boy, and is extremely familiar with all relevant safety standards and procedures on operating an archery facility. The employees of the facility will be his employees, and he and his family, who own

property, will have liability for all of their actions. It is stated Mr. Mendoza will personally make sure all employees will be adequately trained on the rules of archery shooting on the property. The majority of shooters would be bow hunters and target archers. No crossbows or compound bows over 70 pounds of draw weight would be allowed. Every shooter must be able to demonstrate the ability to draw the bow back in a controlled manner without pointing the bow into the air. All arrows would have to be labeled with the shooters first and last name. The applicant has stated with a 70 pound bow, if someone shot an arrow into the air at an angle, a strong bowman might be able to get an arrow to go more than 400', but that it would probably still not exit the total property owned by the Mendoza's. The applicant states what is relevant to know is that shooting into the air will be not be allowed, and besides the berming behind the targets, there is also the higher bank of the lake hundreds of feet to the west behind the targets going up to the rest of the Mendoza property. The applicant emphasizes this facility will be owned by the Mendoza family and operated by Phil Mendoza, and based on the established track record and integrity of both, the facility will be owned and operated in the safest and more responsible manner possible.

Referral Comments

The Adams County **Transportation Section** responded with following:

- According to the above references, a portion of the site is located within a designated flood hazard zone. A floodplain use permit shall be required.
- The site has access to East 78th Avenue. Any new access points are subject to review and approval by the Adams County Transportation Department.
- The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, will need to be provided to Adams County.
- The applicant will need to coordinate with Adams County Transportation to obtain the necessary permits prior to construction.
- A site grading / drainage plan will be needed for the new facility.
- Previously it was requested a 30 foot wide drainage easement be dedicated. The applicant has submitted the necessary dedication paperwork. This easement should be accepted by the County soon.

Conditions are included to address these concerns.

Adams County Parks has stated on October 7, 2013 the Board of County Commissioners approved and executed a recreational trail easement between the County and the Mendoza's satisfying Condition Precedent #5 in the zoning hearing decision case # PRC2012-00014. For the current Condition Use Permit Parks has no comments or concerns as long the archery range is constructed in accordance to the submitted site plans.

Metro Wastewater has stated their staff have reviewed the above project, and found that the mapping of the archery range does not reflect the recently acquired additional sewer easement to the east of and adjacent to the easement shown on the application. The new easement was recorded as Reception #2013000063827 on July 24, 2013. The berms as shown on the mapping

would be partially within the easement, and thus would require MWRD to review and approve the added fill. MWRD requests the applicant forward the grading plan when available so the new fill can be evaluated. MWRD would also like to know the procedure that will be used to allow our personnel to access our manholes during business hours. Finally, they state they have been provided a draft of the grading plan for the project, and will need to review and approve the final grading plan once it is submitted for approval.

The applicant has stated MWRD would have their own lock on any gates. If someone needed access during business hours, an employee should be notified and the range would temporarily be closed. Arrangements can also be made ahead of time to close the range should MWRD know they will need to come out. A draft grading plan was submitted to MWRD with the understanding that Metro would need to approve any berms that might encroach onto the sewer easement. Manholes would not be covered.

Urban Drainage and Flood Control states the proposed use sounds like a reasonable activity for the floodplain. They wanted to make sure the berms, shooting stands, stations, and targets would be appropriately anchored for safety should a flood event occur. The applicant would be required to obtain all necessary permits from Public Works prior to operations. This would include receiving a floodplain use permit to ensure safe floodplain development.

The applicant stated they understand they would need to get Urban Drainage approval of any berms, temporary structures, etc. that might be located in the floodplain. It is understood the applicant will have to get approval of Drainage, Grading, SWMP, and floodplain use permits

In a letter **Xcel Energy** stated the applicant should continue to work them regarding the License Agreement.

In a letter the **Colorado Division of Wildlife** stated that due to the surrounding area they would consider the proposed use to have minimal impact on wildlife. In addition, they state the proposed outdoor range has the potential to provide enjoyment and outdoor skills opportunities to the sportspeople of Colorado. The facility could provide sportspeople a place to learn about archery, try out equipment, and improve their shooting skills.

Sixteen citizen responses were received in favor of the application. **Two citizen responses** were received with concerns, mainly noting they did not want a huge increase of traffic in the area. The applicant has stated the impact of the business would be low, and preservation of open space on site would continue due to the setup of the range. The business would generate a lot less traffic than other potential commercial/industrial uses that could be allowed on site.

Conclusions

The surrounding area consists of a mix of uses to include I-1 zoning, PUD, and A-1 uses. Directly to the east of the subject site are offices for the North Washington Water and Sanitation District. Directly north of the site and across 78th Avenue there is already an I-1 zoned parcel, though it is not currently developed for an industrial use. There are also A-1 zoned properties in

the area, some of which contain single family homes. Staff has not received any negative responses from any referral agencies that prohibit this project from going forward. In addition, staff has received a lot of support for the project from property owners in the area. Staff is recommending approval to include 8 findings, 4 Conditions Precedent, 12 Conditions, and 1 Note.

CASE ANALYSIS

REVIEW CRITERIA:

1. The conditional use is permitted in the applicable zone district.
Yes.
2. The conditional use is consistent with the purposes of these standards and regulations.
Yes.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
Yes.
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.
Yes.
5. The conditional use permit has addressed all off-site impacts.
Yes.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
Yes.
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.
Yes.
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.
Yes.

Staff Recommendation:	Approval with 8 Findings of Fact 4 conditions precedent, 12 conditions & 1 note
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RECOMMENDED FINDINGS OF FACT

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
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.
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.

Recommended Conditions of Approval

Recommended Conditions Precedent:

1. A floodplain use permit shall be required for any activities occurring within the designated floodplain.
2. A site grading / drainage plan shall be submitted for the new facility.
3. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, shall be provided to Adams County.
4. The applicant shall submit a detailed landscape and screening plan which shall include the following elements at a minimum:
 - a. A minimum of a 25 foot landscaped area along East 78th Avenue to include 1 tree and 2 shrubs per forty linear feet.

- b. All required landscape areas shall consist of 75% living materials (grass or low lying shrubs) the remaining 25% can consist of non-living materials (rock, mulch, etc.).
- c. All landscaped areas shall be irrigated with an automatic irrigation system.
- d. Landscaping shall be installed along the trail in a form acceptable to both the Planning and Development Department and the Parks Department.
- e. Bufferyards shall be installed around the shooting facility and shall consist of two type D bufferyards encircling the perimeter of the archery range. A ten foot berm shall be incorporate into the bufferyard around the site.

Recommended Conditions:

1. The Conditional Use Permits shall expire on January 13, 2024.
2. Any new access points are subject to review and approval by the Adams County Transportation Department.
3. The applicant shall continue to coordinate with Metro Wastewater to ensure continued access to their easement.
4. The applicant shall continue to coordinate with Urban Drainage and Flood Control during the development of the project.
5. The applicant shall continue to coordinate with Xcel Energy to ensure compliance with their requirements.
6. Hours of operation for the outdoor range shall be limited between one-half hour after sunrise to thirty minutes before sundown.
7. Night shooting shall not be allowed outdoors.
8. This permit shall be limited to archery only. No crossbows or compound bows over 70 pounds of draw weight shall be allowed.
9. The entire range shall be enclosed by a fence a minimum of six (6) feet high.
10. Warning signs that read "Warning: Shooting Range" shall be posted every one hundred (100) feet on the fence.
11. Line of fire shall be as close to horizontal as possible, but never below horizontal.
12. The shooting range shall be supervised by a certified range officer at all times.

Recommended Note to the Applicant:

1. All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.

CITIZEN COMMENTS

The following people sent in letters of support:

1. Benson, Joshua 8227 Ladean St
2. Cooper, Debbie 1051 East 73rd
3. Domenico, Richard 7631 Dahlia St.
4. Emmitt, Ron 8265 Steele St
5. Fabinski, Jim 8600 Welby Road
6. Gerace, Carmen 7430 Clayton St
7. Jeffries, Cindy 8140 Lowell
8. Lewis, Marilyn 7893 York # 2
9. Milano, Anthony 7339 Race St
10. Moe, Charlene & Rod 10023 Tennyson Ct
11. Nichol, Ron & Alice 891 East 71st Avenue
12. Peiker, Jessica 8230 Explorador Calle
13. Steward, Jean & Michael Haynes 10469 Sedalia St
14. Straface, Tim 729 S.E. 8th St
15. Yantorno, Frank 1414 E 73rd Ave
16. Unknown person

Two people sent in letters with concerns. Their main concern is traffic.

1. Cope, Sandra
2. Sheeran, Virginia

Applicant response: The applicant has stated the impact of the business would be low, and preservation of open space would continue. The business should generate a lot less traffic than other potential commercial/industrial uses that could be allowed on site.

COUNTY AGENCIES

ADAMS COUNTY BUILDING DEPARTMENT:

No comments received.

ADAMS COUNTY CODE ENFORCEMENT:

No comments provided.

ADAMS COUNTY PARKS DEPARTMENT:

Chris: regarding the conditional use permit on case number: RCU2013-00036 Mendoza Outdoor Archery Range, on October 7, 2013 the Board of County Commissioners approved and executed a recreational trail easement between the County and the Mendoza's satisfying Condition Precedent #5 in the zoning hearing decision case # PRC2012-00014. For the current Condition

Use Permit Parks has no comments or concerns as long the archery range is constructed in accordance to the submitted site plans.

Thank you for the opportunity to comment.

Roger Harvey | Natural Resource Specialist
Parks & Community Resources Department | **Adams County**
9755 Henderson Road| Brighton, CO 80601
303.637.8005 | 303.637.8015 fax | rharvey@adcogov.org

ADAMS COUNTY SHERIFF’S OFFICE:

No comments submitted.

ADAMS COUNTY PUBLIC WORKS DEPARTMENT:

Regional Drainage

Flood Insurance Rate Map – FIRM Panel #08001C0604, Federal Emergency Management Agency, March 5, 2007.

Major Drainageway Planning South Platte River in Adams County, Colorado – Phase B Report. Prepared for the Urban Drainage and Flood Control District, Adams County, City of Brighton, City of Commerce City, Denver Water Department, Metro Wastewater Reclamation District, City of Thornton, and the South Adams County Water and Sanitation District. April 2002. Sheet 6 – educational and habitat enhancement opportunities.

Outfall Systems Planning Western Hills Area, Prepared for the Urban Drainage and Flood Control District, and Adams County. Prepared by WRC Engineering, Inc. December 1992. Sheet 12 – East 76th Avenue – 60-ft wide grass lined channel for 100 yr flow.

- According to the above references, a portion of the site is located within a designated flood hazard zone. A floodplain use permit shall be required.
- The Western Hills Area plan, a 60-ft wide grass lined channel is proposed along the southern boundary of the site. It is requested that a 30-ft wide drainage easement be dedicated on the property to accommodate this channel (per previous case# PRC2012-00014).

Right-of-Way

<u>Road</u>	<u>Type</u>	<u>Right of Way*</u>		
		<u>existing</u>	<u>proposed</u>	<u>requested</u>
East 78 th Avenue	local	30-ft	30-ft	0-ft

* Right-of-Way is measured from either section line or street center line.

Additional right-of-way is not requested for this application.

Access

The site has access to East 78th Avenue. Any new access points are subject to review and approval by the Adams County Transportation Department.

Construction Issues

- A. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, will need to be provided to Adams County.
- B. The applicant will need to coordinate with Adams County Transportation to obtain the necessary permits prior to construction.
- C. A site grading / drainage plan will be needed for the new facility.

REFERRAL AGENCY COMMENTS

Responding without concerns:

City of Commerce City

Colorado Division of Wildlife

In a letter date November 5, 2013 the Colorado Division of Wildlife stated that due to the surrounding area they would consider the proposed use to have minimal impact on wildlife. In addition, they state the proposed outdoor range has the potential to provide enjoyment and outdoor skills opportunities to the sportspeople of Colorado. The facility could provide sportspeople a place to learn about archery, try out equipment, and improve their shooting skills.

North Washington Water & Sanitation District

Responding with concerns:

Metro Wastewater

The following was stated in e-mails dated October 22, and 10, 2013:

Metro staff have reviewed the above project, and found that the mapping of the archery range does not reflect the recently acquired additional sewer easement to the East of and adjacent to the easement shown on the application. The new easement was recorded as Reception #2013000063827 on July 24, 2013. The berms as shown on the mapping would be partially within the easement, and thus would require MWRD to review and approve the added fill. Please forward the grading plan when available so the new fill can be evaluated.

MWRD has reviewed the above referenced project and have the following comments:

- MWRD would like to know the procedure that will be used to allow our personnel to access our manholes during business hours.
- We have been provided a draft of the grading plan for the project, and will need to review and approve the final grading plan once it is submitted for approval.

Applicant Response: MWRD would have their own lock on any gates. If someone needed access during business hours, an employee could be notified and the range would temporarily be closed. Arrangements can also be made ahead of time to close the range should MWRD know they will need to come out. A draft grading plan was submitted to MWRD with the understanding that Metro would need to approve any berms that might encroach onto the sewer easement. Manholes would not be covered.

Urban Drainage & Flood Control District

In an e-mail dated October 24, 2013 Urban Drainage and Flood Control states the proposed use sounds like a reasonable activity for the floodplain. They wanted to make sure the shooting stands, stations, and targets would be appropriately anchored for safety should a flood event occur. They also inquired about the safety berms.

Applicant Response: The applicant stated they understand they would need to get Urban Drainage approval of any berms, temporary structures, etc. that might be located in the floodplain. It is understood the applicant will have to get approval of Drainage, Grading, SWMP, and floodplain use permits.

Xcel Energy

In a letter dated October 31, 2013 Xcel Energy stated the applicant should continue to work them regarding the License Agreement.

Failure to Respond / Considered a Favorable Response:

CDOT

CDPHE-Air Pollution & Solid Waste

City of Thornton

Colorado Division of Mining Reclamation & Safety

Comcast

Commerce City

FEMA

Lower Clear Creek Ditch Company

North Washington Fire District

Qwest Communications

RTD

School District #s 1 & 14

UPRR

US EPA

Welby Heritage Foundation



MEMORANDUM

To: Planning Commission
From: Christopher C. La Rue, Senior Planner
Subject: RCU2013-00036, Mendoza Outdoor Archery Range
Date: December 12, 2013

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations.
4. The conditional use is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. 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.

ADCO CONSULTING

CHEROKEE INVESTMENTS, INC.
2090 EAST 104TH AVENUE, SUITE 202
THORNTON, COLORADO 80233
720-231-5822 • FAX 1-866-461-1065
adcocons@aol.com

September 17, 2013

Adams County Department of Planning and Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

Re: Mendoza E. 78th Avenue Outdoor Range Archery Range (14± acres, 3020 E. 78th Ave.)
Conditional Use Application

Accompanying this letter are: Conditional Use Checklist, Development Application, & Conceptual Review Meeting Waiver forms; \$250 Conditional Use Application Fee check, copy of previous Mendoza-78th Avenue Property Land Use Requests Neighborhood Meeting Email Summary dated 11/24/12 with Attachments; copy of Certification of Notice to Mineral Rights Owners recorded 10/09/12; copy of Traffic Impact Acknowledgement Affidavit dated 10-08-12; Treasurer's Tax and Ownership Information as Proof of Taxes Paid and Ownership, Legal Description, 4 copies of Letters from the NSW&SD and UC Synergetic (Xcel sub-contractor) as Proof of Water and Sewer Service, and Gas/Electric Utilities; Existing Conditions Map (4 copies); and 40 copies of the Explanation of Request and the Mendoza-Outdoor Archery Range & Conditional Use Request Existing I-1 Zoning Map. The legal description is also being emailed to the County for legal publication use.

The Conditional Use application fee of \$500 is obtained by submittal of the \$250 check, and per Ms. Sullivan, credit for the previously submitted \$250 in Case#PRC2012-00014. This case rezoned parts of the Mendoza property (25+ acres) I-1 zoning, and approved 4 Conditional Uses on portions of the property. Originally this case also included a Conditional Use request for the Outdoor Archery Range, but this request was deferred in order to obtain a Variance for the County to consider the Outdoor Archery Range Conditionals Use request. This Variance was obtained in Case# VSP2013-00004, and the Conditional Use request for the Outdoor Archery Range is now being pursued.

Submitted for the Neighborhood Meeting requirement is an email with neighborhood outreach efforts that occurred in 2012 and early 2013. Given that this request was the subject of, or discussed at, 3 public hearings in 2013, Ms. Sullivan said should suffice unless the referral generated the need of a new Neighborhood Meeting prior to public hearings. The applicant is aware that a new Neighborhood Meeting may be necessary as determined by the Planning Staff, and will initiate one after the initial referral period if the Planning Staffs deems it necessary.

If you have any questions or need anything else to begin the processing this case, please call.

Sincerely,


Robert N. Fleming

cc: Mr. Phil Mendoza

K-M/Mndz/78OutdrRnge 2013 CUAppLet.doc

STATE OF COLORADO)
COUNTY OF ADAMS)

RECORDED AS RECEIVED

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 29th day of April, 2013 there were present:

- Eva J. Henry _____ Chair
- Charles "Chaz" Tedesco _____ Commissioner
- Erik Hansen _____ Commissioner
- Heidi Miller _____ Acting County Attorney
- Keisha Hirsch, Deputy _____ Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

RESOLUTION FOR ZONING HEARING DECISION - CASE #PRC2012-00014 MENDOZA

WHEREAS, on the 29th day of April, 2013, the Board of County Commissioners, held a public hearing on the application of Mendoza, Case #PRC2012-00014; and,

WHEREAS, this case involved an application for: 1) Request to rezone 13 acres from A-1 to I-1; 2) Request for a Conditional Use Permit for a Watchman's quarters in the archery range area; 3) Request for a Conditional Use Permit for clean soil filling of part of an existing lake in the archery range area; 4) Request for a Conditional Use Permit for storage of inert demolition material up to 8' in height; and 5) Request for a Conditional Use Permit for uncontaminated soil storage up to 15' in height. on the following described property:

PARCEL NUMBER: 0171936200013

APPROXIMATE LOCATION: 3020 East 78th Avenue

LEGAL DESCRIPTION: MENDOZA 78TH AVENUE ENTIRE PROPERTY
FROM TITLE COMMITMENT BASED ON DEED RECORDED 04/30/49 IN BK 374 PG 21; EAST 30 ACRES OF THE SE¼ NW¼ OF SEC 36, T2S, R68W, EXCEPT THAT PART DEEDED TO ADAMS COUNTY IN BOOK 258 PAGE 402 (AREA NOW PART OF BK 2285 PG 496); TOGETHER WITH ALL WATER RIGHTS AND DITCH RIGHTS THERETO APPERTAINING OR IN ANYWISE THERETO BELONGING, AND MORE ESPECIALLY SIX (6) SHARES OF THE CAPITAL STOCK OF THE LOWER CLEAR CREEK DITCH COMPANY. (BK 2285 PG 496, ADAMS COUNTY RECORDS EXCEPTS THE FOLLOWING FROM THE ABOVE DESCRIBED 30 AC: THE NORTH 400 FT OF THE EAST 300 FT THEREOF AND THE EAST 50 FT OF THE SOUTH 920 FT THEREOF CONTAINS 25.12 AC MORE OR LESS. NOTE: ADAMS COUNTY ASSESSOR, PARCEL # 0171936200013: 36-2-68 DESC: PT OF SE¼ NW¼ OF SEC 36 DESC AS FOL: BEG AT A PT 332/08 FT E AND 30 FT S OF NW COR OF SD SE¼ NW¼ TH CONT S 1282/73 FT TO PT ON S LN OF SD SE¼ NW¼ TH E 930/16 FT TH N 918/04 TH W 280 FT TH N 370/01 FT TO PT 30 FT S OF N LN OF SD

7
7
1

23

SE¼ NW¼ TH W 647/60 FT TO POB 25.03 AC. BEARING BASIS: EAST LINE NW¼ OF SEC 36, T2S, R68W ASSUMED TO BEAR S00°14'32"W

MENDOZA 78TH AVENUE PROPOSED I-1 ZONING

PART OF THE SE¼ NW¼ OF SEC 36, T2S, R68W-COMMENCING AT THE NW COR SAID SE¼ NW¼; THENCE N89°55'07"E ALONG THE NORTH LINE SAID SE¼ NW¼, A DISTANCE OF 332.08 FT; THENCE S00°28'56"W A DISTANCE OF 30.00 FT TO THE POB; THENCE N89°55'07"E A DISTANCE OF 647.60 FT; THENCE S00°14'32"W A DISTANCE OF 370.01 FT; THENCE S89°55'07"W A DISTANCE OF 280.48 FT; THENCE S00°28'56"W A DISTANCE OF 917.72 FT; THENCE S89°58'31"W ALONG THE SOUTH LINE OF SAID SE¼ NW¼ A DISTANCE OF 368.67 FT; THENCE N00°28'56"E A DISTANCE OF 1287.38 FT TO THE POB. CONTAINS 13.27 AC MORE OR LESS.

**MENDOZA 78TH AVENUE CONDITIONAL AREAS
ARCHERY RANGE, CLEAN UNCONTAMINATED SOIL FILL & WATCHMAN'S
QUARTERS**

PART OF THE SE¼ NW¼ OF SEC 36, T2S, R68W-COMMENCING AT THE NW COR SAID SE¼ NW¼; THENCE N89°55'07"E ALONG THE NORTH LINE SAID SE¼ NW¼, A DISTANCE OF 700.54 FT; THENCE S00°28'56"W A DISTANCE OF 30.00 FT TO THE POB; THENCE N89°55'07"E A DISTANCE OF 278.93 FT; THENCE S00°14'32"W A DISTANCE OF 370.01 FT; THENCE N89°55'07"E A DISTANCE OF 280.00 FT; THENCE S00°14'32"W A DISTANCE OF 918.25 FT; THENCE S89°58'31"W ALONG THE SOUTH LINE OF SAID SE¼ NW¼ A DISTANCE OF 564.31 FT; THENCE N00°28'56"E A DISTANCE OF 1287.74 FT TO THE POB. CONTAINS 14.23 AC MORE OR LESS.

**MENDOZA 78TH AVENUE CONDITIONAL AREAS
OUTSIDE INERT MATERIAL STORAGE UP TO 8' (SCREEN FENCE HEIGHT)
CLEAN UNCONTAMINATED SOIL STORAGE UP TO 15' HEIGHT**

PART OF THE SE¼ OF THE NW¼ OF SEC 36, T2S, R68W - COMMENCING AT THE NW COR SAID SE¼ NW¼; THENCE N89°55'07"E ALONG THE NORTH LINE SAID SE¼ NW¼, A DISTANCE OF 332.08 FT; THENCE S00°28'56"W A DISTANCE OF 400.02 FT TO THE POB; THENCE N89°55'07"E A DISTANCE OF 368.67 FT; THENCE S00°14'32"W A DISTANCE OF 917.72 FT; THENCE S89°58'31"W ALONG THE SOUTH LINE OF SAID SE¼ NW¼ A DISTANCE OF 368.67 FT; THENCE N00°28'56"E A DISTANCE OF 917.35 FT TO THE POB. CONTAINS 7.76 AC MORE OR LESS.

WHEREAS, substantial testimony was presented by members of the public and the applicant; and,

WHEREAS, the Adams County Planning Commission held a public hearing on the 11th day of April, 2013, and forwarded a recommendation of APPROVAL to the Board of County Commissioners.:

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby APPROVED based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment 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.
5. The conditional use is permitted in the applicable zone district.
6. The conditional use is consistent with the purposes of these standards and regulations.
7. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
8. 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.
9. The conditional use permit has addressed all off-site impacts.
10. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
11. 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.
12. 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.

Recommended Conditions Precedent:

1. The Western Hills Area plan, a 30-ft wide grass lined channel is proposed along the southern boundary of the site. A 30-ft wide drainage easement shall be dedicated on the property to accommodate this channel.
2. A floodplain use permit shall be required for any activities occurring within the designated floodplain.
3. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, shall be provided to Adams County.
4. Per the request of Metro Sewer, the existing sewer easement shall be abandoned, and a new 30-foot wide sewer easement shall be granted centered on the existing sewer interceptor line through the project. In addition, the applicant shall provide a grading plan to Metro Sewer for their review and approval.

5. The applicant shall convey a perpetual non-exclusive public recreational trail easement (the size and exact location will be further determined through discussions with applicant and Parks) occupying the northeast corner of the Mendoza property to allow the South Platte River Trail to have a 40'-wide trail easement or 15' on each side of the trail with a ten foot trail.
6. The applicant shall submit a detailed landscape and screening plan which shall include the following elements:
 - a. A minimum of a 25 foot landscaped area along East 78th Avenue to include 1 tree and 2 shrubs per forty linear feet.
 - b. All required landscape areas shall consist of 75% living materials (grass or low lying shrubs) the remaining 25% can consist of non-living materials (rock, mulch, etc.).
 - c. All landscaped areas shall be irrigated with an automatic irrigation system.
 - d. 8 foot screen fencing on the northern and eastern edge of the storage area.

Recommended Conditions:

1. Except for the Watchman's Quarters Conditional Use, provided the watchman's quarters is only occupied by Mendoza family members or Mendoza Demolition, Inc employees, all other Conditional Use Permits shall expire on April 29, 2018. Prior to the expiration, the applicant may reapply for a new Conditional Use Permit, which will be reviewed to determine, among other factors, if the uses are still compatible with the surrounding area.
2. A "Notice to Proceed" shall be required from Adams County prior to hauling material from each new source. Soil from Mendoza's demolition projects may contain less than 3% of brick, concrete, and similar material, provided pieces of such material do not exceed 3" in size, but soil from all source sites shall be visually inspected to determine if there is any "soil staining" or "odor" that might indicate pollution of the site's soil. Uses on adjacent sites shall also be considered in determining whether Mendoza removes soil from a site, and if there is any doubt, soil testing shall be undertaken to determine if a site's soil is contaminated. If determined to be necessary, soil testing should be performed at the original source for any filling proposed with soils directly from a source property, or from any blended soil pile that is proposed as a filling source, and if determined as necessary, shall be submitted as part of the "source" application packet. When necessary, all soil testing shall be undertaken in compliance with latest edition of the CDPHE's Colorado Soil Evaluation Values (CSEV) Residential Standards for TCLP VOC's (Volatile Organic Compounds), TLCP SVOCC's (Semi Volatile Organic Compounds), TCLP PCBs and, Pesticides, and As, Ba, Cd, Cr, Pb, Hg, Se, & Ag metals. A "source" application packet shall be submitted to the Planning and Development Department detailing the address(es) of proposed source property(ies), haul route and hours of operation for hauling from a blended pile on Mendoza's W. 64th Avenue property or directly from a source property to this property. All Notice to Proceed Requests shall also include a signed statement from Mendoza certifying the fill material

is not contaminated and that Mendoza takes responsibility and liability for all aspects of the filling operation.

3. The site shall only accept clean and uncontained soil for filling. Should the applicant wish to accept any other types of material, a Major Amendment to this CUP and/or a Certificate of Designation shall be required.
4. Fugitive dust control mechanisms must be in place and functioning at all times.
5. The total volume of the import shall not exceed 100,000 cubic yards over the lifetime of this project or as stated the applicant's drainage, grading, or fill plans.
6. Control of the fill materials, keeping records of the sources of the materials used at this site, shall be the responsibility of the applicant. Records concerning sources of fill materials and certifications shall be made available to Adams County inspectors upon request. This site is subject to inspection from Adams County inspectors, during reasonable working hours. Adams County may give notice of inspection prior to the inspection.
7. All haul trucks shall cover their loads pursuant to C.R.S. 42-4-1407.
8. All fluid spills such as hydraulic and oil from maintenance of equipment shall be removed and disposed of at a facility permitted for such disposal.
9. Hours of operation, to include all uses on the site, shall be from 8:00 am to 5 pm Monday through Friday (normal business hours). The site shall not operate on major holidays. Longer hours shall only be permitted by review and approval by the Department of Planning and Development on a case by case basis. A major amendment may be required for longer hours of operation.
10. Stacking of materials shall be limited to a height of 8 feet which is equal to the height of the screen fencing.
11. Storage shall only consist of clean soils and bricks.
12. All accesses points to the site shall be outfitted with vehicle tracking pads.
13. The applicant shall provide a paved entrance into the property for a minimum distance of 30 feet.
14. The applicant shall be responsible for the maintenance and removal of any debris on 78th Avenue attributed to this business.
15. The applicant shall address the concerns of the Colorado Geological Survey as stated in their letter dated February 22, 2013. At a minimum the fill shall be placed in a controlled

and documented manner that allows for future development without requiring excavation and replacement or re-compaction.

16. The applicant shall address the concerns of Xcel Energy as detailed in their letter dated February 18, 2013.

Recommended Note to the Applicant:

1. All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____ Aye
Tedesco _____ Aye
Hansen _____ Aye
Commissioners

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 29th day of April, A.D. 2013.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy

Explanation of Request

Introduction and Background

The Mendoza family owns 25+ acres at 3020 E. 78th Ave. (Parcel#0171936200013). The western 10.9+ acres and northeastern 2.3+ acres of the property were rezoned to I-1 in Case PRC2012-00014 along with 4 Conditional Uses on different portions of the property. On the southwestern portion of the property, conditional uses allowing Screened Clean Soil Storage To 15' Height and Screened Storage of Used Brick and Similar Re-Useable Material To 8' were granted. On the already zoned I-1 southeastern portion of the property, Inert Clean Soil Filling of part of an existing lake was granted. All 3 of these conditional uses have an expiration date of 04-29-18, unless extended by amendment. Finally, on the northeastern portion of the property, a permanent Watchmans' Quarters using an existing home on the property was granted.

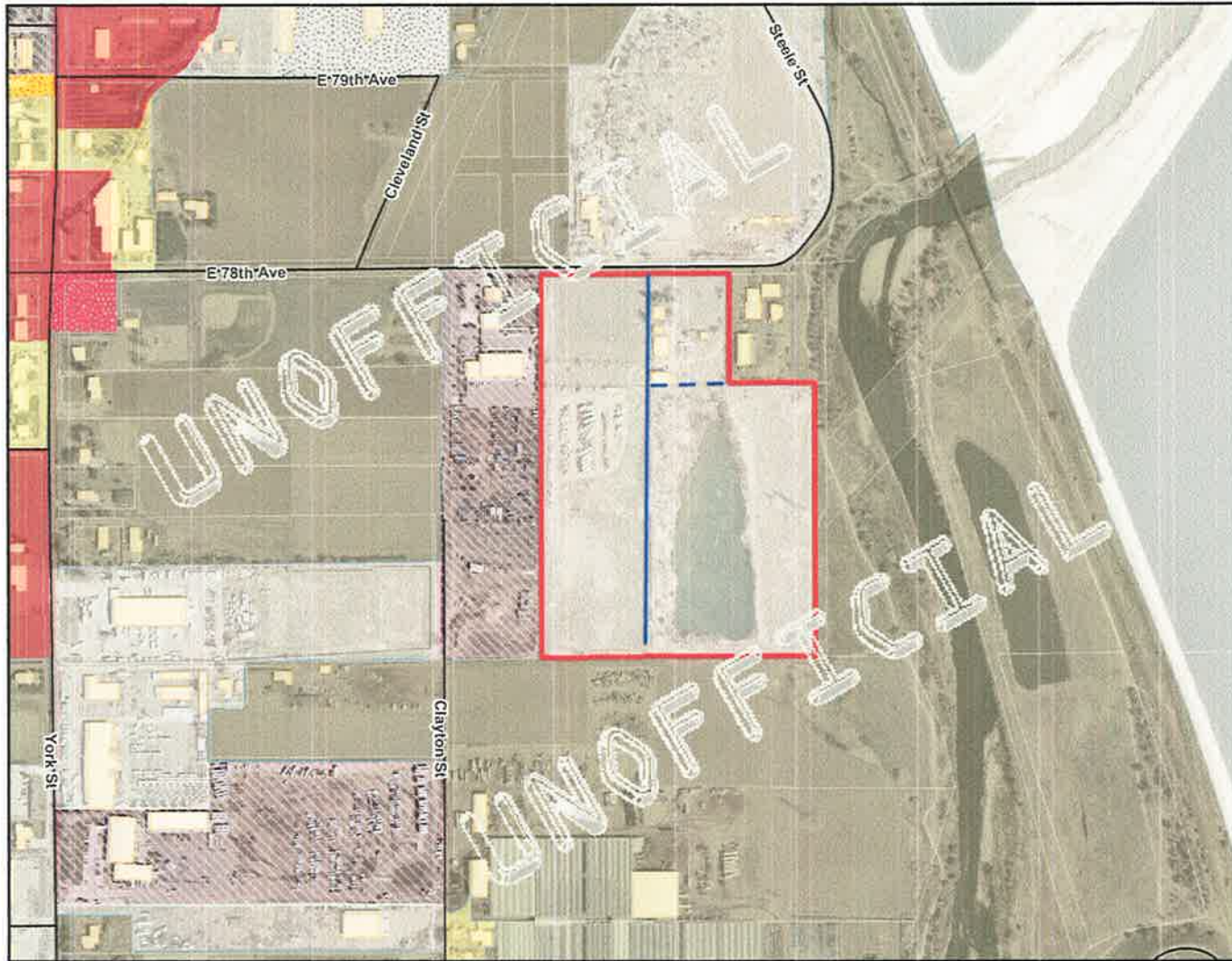
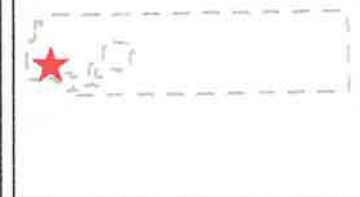
Originally, the Outdoor Archery Range Conditional Use request was also included for the Mendoza's proposed Indoor and Outdoor Archery Range business on the eastern 14+ acres of the property, but this couldn't be granted without northeastern 2.3+ acres being zoned I-1 and a variance being obtained to allow the Outdoor Archery Range Conditional Use Application to proceed. Subsequently a variance was obtained in VSP2013-00004 and the PRC2012-00014 granted I-1 zoning, so an Indoor and Outdoor Archery Range business can be operated on the property, if a approval of a Conditional Use is granted. This is Conditional Use being requested in this application.

Surrounding the property are an industrial PUD with outside storage to the west, the NWSW&D's facilities and vacant A-1 property to the east, A-1 vacant & farmed property to the south, and vacant I-1 property north across 78th Ave with most newer uses in the area being light industrial uses.

The next page map shows zoning and uses in area with the Mendoza property delineated by a red line, the approved Conditional Uses for clean soil storage and used brick, etc. storage west of the solid blue line, the watchmans' quarters and indoor archery facilities north of the dashed blue line, and the inert filling and proposed outdoor archery range south of the dashed blue line.



Mendoza Property wArchery Business-Outdoor Range Area



Legend

- County Boundary
- Adjacent Counties
- Township
- Streets
- Hwy outline
- Road outline
- Interstates
- US, State Hwys
- Tollways
- Streets/Roads
- Residential Buildings
- Parcels
- Zoning

	A-1
	A-2
	A-3
	AV
	C-0
	C-1
	C-2
	C-3
	C-4
	C-5
	CO
	DIA
	I-1
	I-2
	I-3
	M-H
	PL
	P-U-D
	P-U-D(P)
	R-1-A
	R-1-C
	R-2



Map center: 3153838, 1729900



Scale: 1:6,878

This map is a user generated static output from an Internet mapping site and is for general 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.

Indoor and Outdoor Archery Range Business

The Archery Range Business is proposed on the eastern 14.23+ acres of the property containing the old homestead area, and the lake created by past sand and gravel mining. Since the property was rezoned to I-1 in Case #PRC2012-00014, an archery business not involving an outside range is allowed in I-1 zoning, but an outdoor range requires Conditional Use approval.

The northeastern corner of the property has a home, a 2-story garage, and several miscellaneous sheds on the western portion, and a second home on the eastern portion, of this area. The home on the western portion will be utilized as a watchmans' quarters as approved in PRC2012-00014, the 2-story garage used for parking and storage, and the other sheds, etc. will be used for storage, or torn down if not in a useable condition. The home on the eastern portion will be demolished, and a 15,000+ sq.ft. building with offices, storage, training/classrooms, and an indoor archery range will be constructed along with paved parking. I-1 zoning has no restrictions on hours or operation, but it is anticipated this business will generally operate from noon to 9 pm., employ 1-2 permanent employees, employ part time employees as needed, and serve 0-50 customers/day, except for 4-6 tournaments/year involving up to 150 people/day at various times during the tournaments.

The Outdoor Archery Range is proposed on southeastern mined gravel pit mined lake area in the floodplain storage area of the South Platte River, where Clean Inert Soil Filling of approximately one-half of the lake was approved. The accompanying Conditional Use Map illustrates configuration of the outside archery range area. A gravel internal road/trail will be constructed along the eastern portion of the outdoor archery range area and lead to 4+ shooting stand. Each shooting stand will have 3-5+ shooting stations pointing 20-50+ yards at foam targets toward the existing lake area with safety berms behind all targets. How many stations and stands will be constructed, and the timing of construction, will depend on the business's volume and lake filling. When the partial filling of the lake is completed, sight-in archery range shooting stands will be constructed in area shown on the accompanying map, but initially, a sighting-in shooting stand may be constructed at one the locations along the gravel trail intended eventually to be a regular shooting stand.

The outdoor range will only operate during daylight hours, generally in the afternoons and usually involve 0-25+ persons/day. Picnic tables and benches will also be installed both behind (east) of the shooting stands and above (north) of the sighting-in shooting stand, and each shooting stand shall have trash receptacles.

Given that the western boundary of the archery range area will be over 400' from any shooting station in the direction of shooting, this ensures a maximum safety zone exceeding recommendations of the Archery Shooters Association (ASA). ASA representatives will inspect and certify all safety standards annually, and the business will carry insurance provided by ASA. A copy of the proposed Archery Business's Operational Standards with a summary of the ASA Insurance/Certification Program accompanies this Explanation and should be reviewed for more detail.

In accordance with In accordance with Case PRC2012-00014 Conditions Precedent #6, detailed landscaping and screening plans are being prepared and will be submitted for review and approval. These plans will propose two phases - (1) the Archery Business' internal landscaping and landscaping along that portion of E. 78th Avenue abutting the archery business; and (2) Screen fencing and landscaping along that portion of E. 78th Avenue abutting the screen storage areas.

Other information in relation to the Outdoor Archery Range Conditional Use area is:

1. Soils-Geologic Conditions - In the outdoor range area, mining disturbed or removed the original soils, some of which is being replaced with inert clean soil. CGS commented on 02-22-13 in Case PRC2012-00014 suggesting filling of the lake performed to allow future building construction, if the intent was to construct building(s) in this area. There is no intent for building construction in this area.

The only building construction proposed is the 15,000 sq.ft. building that is not in the floodplain or over any filled area. For this building's construction, soil testing will be undertaken for foundation design as required by the Adams County Building Code.

2. Fire Protection - The property is located in the North Washington Fire Protection District (NWFPD). Requirements of the District will be followed for all building construction, operations on the property, and on access requirements to all areas of the property including Outdoor Archery Range area.
3. Water and Sewer - The property is located in the NWSW&SD, and the District's services will be used in the new 11,500 sw.ft. building and to irrigate landscaping. No public water or sewer service will be needed or is proposed in the Outdoor Archery Range area, but as needed, bottled water and san-o-lets will be utilized in this area.
4. Metro Sewer - In accordance with Case PRC2012-00014 Conditions Precedent #4, Metro's existing sewer line easement was abandoned and the owner granted a new sewer line easement centered on the sewer line location.
5. Gas and Electric Services - These services are provided by Xcel Energy, but neither services are proposed or needed in the Outdoor Archery Range area. Xcel's services will be utilized for the 15,000 sq.ft. building's lighting and heating.
6. Xcel Energy Transmission Line Easement - Xcel Energy did comment on 02-26-13 in Case PRC2012-00014 that a license would be necessary to utilize their easement area for filling and for the outdoor archery range activities, and the owner is complying with this requirement.
7. Adams County Parks - In accordance with Case PRC2012-00014 Conditions Precedent #5, the owner conveyed a recreational trail easement as requested in a 02-13-13 memorandum the Parks Department.
8. Public Road Improvements and Access - No improvements or additional right-of-way was requested by the Department of Public Works for E. 78th Avenue. There is an existing access point onto E. 78th Avenue and an additional access point is proposed to improve traffic flow into and out of the archery business area. Approval of this additional access point will be processed, and both access points will be improved in accordance with plans and permits approved by the Department of Public Works.

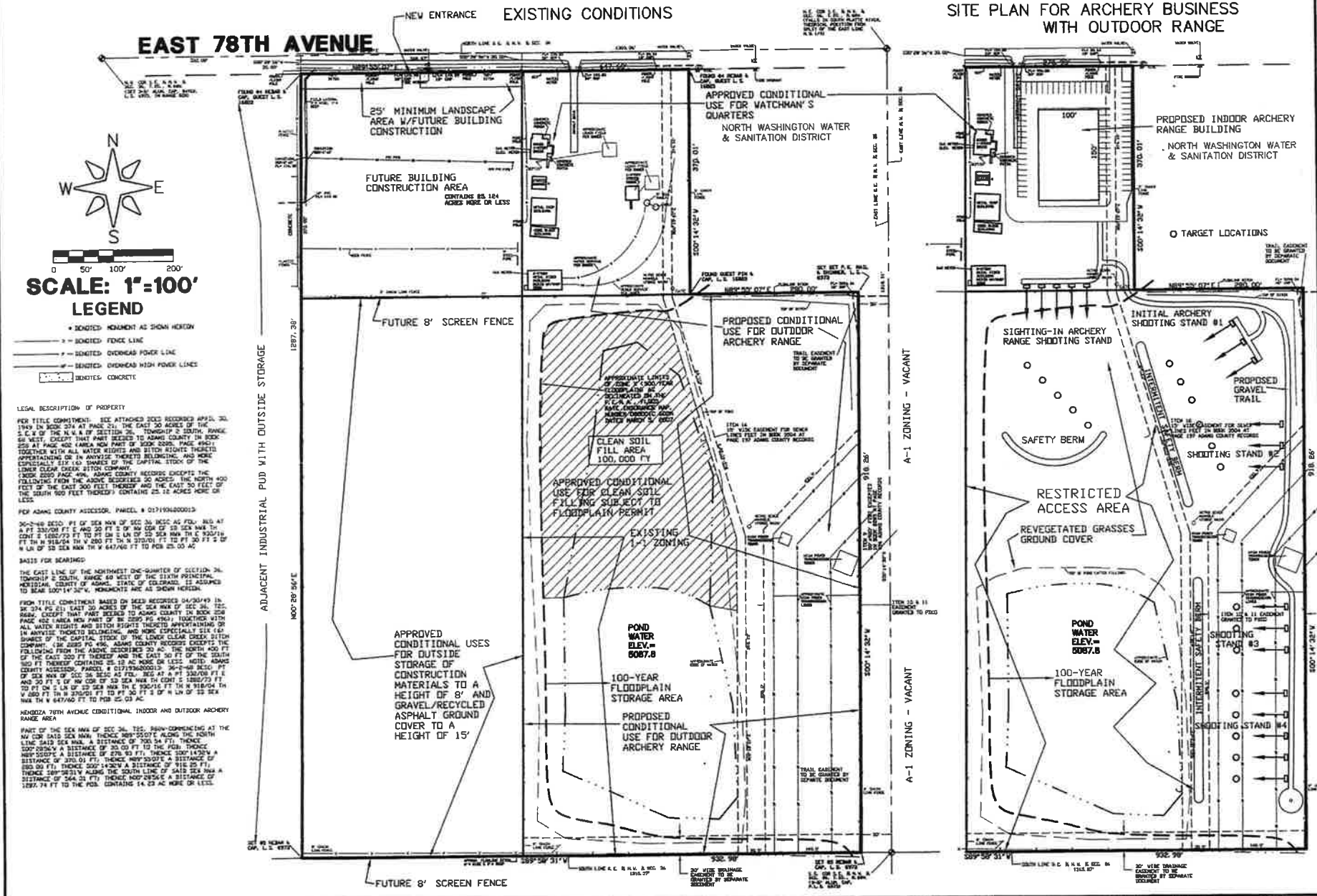
9. Drainage, Grading, Storm Water Management Plan (SWMP), SWMP Permit, Floodplain Use Permit - The area of the Outdoor Archery Range area is within the 100-year floodplain storage area of the S. Platte River, but no building construction is planned within this area. All drainage water from development of Mendoza property will continue to discharge to the lake on this portion of the property. In accordance with Case PRC2012-00014 Conditions Precedents #2 and 3, Drainage/Grading/SWMP Reports and Plans shall receive approval by Adams County Department of Public Works, and CDPHE SWMP and Floodplain Use Permits shall be obtained as needed prior to construction activities. In addition, in accordance with Case PRC2012-0004 Conditions Precedent #1, a 30' drainage easement area will be conveyed along the south boundary of the entire property for a future drainage channel, and Public Works has been requested to supply the drainage easement deed for execution by the owner.

In conclusion, the requested Conditional Use is permitted within the I-1 zone district, the use is consistent with the purposes and standards of the County's regulations, and the use can comply with the requirements of the County's standards and regulations, including all applicable performance standards. The requested Conditional Use is also compatible and not detrimental to other existing uses in the area or the future development of the area, off-site impacts have also been adequately addressed and mitigated, adequate provisions have been made for water, sewer, and other required services, and the proposal is harmonious and not detrimental to the surrounding and immediate area, to the character of the neighborhood, nor to the health, safety, or welfare of the inhabitants of the area of the County.

The Mendoza family therefore respectfully requests a favorable recommendation from the County Staff, an approval recommendation from the Planning Commission to the Board of County Commissioners, and approval of the Conditional Use request by the Board of County Commissioners.

MENDOZA - OUTDOOR ARCHERY RANGE & CONDITIONAL USE REQUEST EXISTING I-1 ZONING

SITE PLAN FOR ARCHERY BUSINESS WITH OUTDOOR RANGE



SCALE: 1"=100'
LEGEND

- DOTTED: MONUMENT AS SHOWN HEREON
- DOTTED: FENCE LINE
- - - DOTTED: OVERHEAD POWER LINE
- - - DOTTED: OVERHEAD HIGH POWER LINES
- DOTTED: CONCRETE

LEGAL DESCRIPTION OF PROPERTY
PER TITLE COMMITMENT - SEE ATTACHED RECORD RECORDED APRIL 30, 1949 IN BOOK 254 AT PAGE 21; THE EAST 30 ACRES OF THE S 1/4 OF THE N 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 68 WEST, EXCEPT THAT PART BEING TO ADAMS COUNTY IN BOOK 258 AT PAGE 402 (AREA NOW PART OF 2006 2006, PAGE 480) TOGETHER WITH ALL WATER RIGHTS AND BITCH RIGHTS THEREIN APPEARING OR IN ANYWISE THEREIN BELONGING, AND MORE ESPECIALLY SIX (6) SHARES OF THE CAPITAL STOCK OF THE LOWER CLEAR CREEK BITCH COMPANY; (BOOK 2050 PAGE 404, ADAMS COUNTY RECORDS) EXCEPTS THE FILLINGS FROM THE ADAMS RESSERIES 50 ACRES; THE NORTH 400 FEET OF THE EAST 300 FEET THICKNESS AND THE EAST 30 FEET OF THE SOUTH 300 FEET THICKNESS; CONTAINS 25.12 ACRES MORE OR LESS.

FOR ADAMS COUNTY ASSESSOR, PARCEL # 0211904000013
30-2-40 BEING PT OF SE 1/4 NW 1/4 OF SEC 26, T2S, R68W, AS TO: BLD AT A PT 330/00 FT E AND 30 FT S OF AN COR OF S2 SE 1/4 NW 1/4, CORN E 180/00 FT TO PT ON E LN OF S2 SE 1/4 NW 1/4, TH E 90/00 FT TO N 918/24 TH W 200 FT TO N 210/00 FT TO PT 30 FT S OF N LN OF S2 SE 1/4 NW 1/4 W 647/60 FT TO COR 25.03 AC.

BASIS FOR BEARING:
THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ADJUSTED TO BEAR 100°14'32"W, MONUMENTS ARE AS SHOWN HEREON.

FROM TITLE COMMITMENT BASED ON BEING RECORDED 04/30/49 IN BOOK 254 PG 211; EAST 30 ACRES OF THE SE 1/4 NW 1/4 OF SEC 26, T2S, R68W, EXCEPT THAT PART BEING TO ADAMS COUNTY IN BOOK 258 PAGE 402 (AREA NOW PART OF 2006 2006, PAGE 480) TOGETHER WITH ALL WATER RIGHTS AND BITCH RIGHTS THEREIN APPEARING OR IN ANYWISE THEREIN BELONGING, AND MORE ESPECIALLY SIX (6) SHARES OF THE CAPITAL STOCK OF THE LOWER CLEAR CREEK BITCH COMPANY; (BOOK 2050 PAGE 404, ADAMS COUNTY RECORDS) EXCEPTS THE FILLINGS FROM THE ABOVE RESSERIES 50 ACRES; THE NORTH 400 FT OF THE EAST 300 FT THICKNESS AND THE EAST 30 FT OF THE SOUTH 300 FT THICKNESS; CONTAINS 25.12 ACRES MORE OR LESS; HERE: ADAMS COUNTY ASSESSOR, PARCEL # 0211904000013; 30-2-40 BEING: PT OF SE 1/4 NW 1/4 OF SEC 26, T2S, R68W, AS TO: BLD AT A PT 330/00 FT E AND 30 FT S OF AN COR OF S2 SE 1/4 NW 1/4, CORN E 180/00 FT TO PT ON E LN OF S2 SE 1/4 NW 1/4, TH E 90/00 FT TO N 918/24 TH W 200 FT TO N 210/00 FT TO PT 30 FT S OF N LN OF S2 SE 1/4 NW 1/4 W 647/60 FT TO COR 25.03 AC.

MENDOZA 78TH AVENUE CONDITIONAL INDOOR AND OUTDOOR ARCHERY RANGE AREA
PART OF THE SE 1/4 NW 1/4 OF SEC 26, T2S, R68W, COMMENCING AT THE NW COR SAID SE 1/4 NW 1/4, THENCE S89°50'00"E ALONG THE NORTH LINE SAID SE 1/4 NW 1/4, A DISTANCE OF 700.54 FT, THENCE S09°05'00"W A DISTANCE OF 30.00 FT TO THE POB, THENCE S89°50'00"E A DISTANCE OF 276.60 FT, THENCE S26°12'00"W A DISTANCE OF 370.01 FT, THENCE N89°50'00"E A DISTANCE OF 688.00 FT, THENCE S09°05'00"W A DISTANCE OF 718.20 FT, THENCE S89°50'00"E ALONG THE SOUTH LINE OF SAID SE 1/4 NW 1/4, A DISTANCE OF 344.34 FT, THENCE N89°50'00"E A DISTANCE OF 1295.74 FT TO THE POB, CONTAINS 14.22 AC MORE OR LESS.

CAD FILE: AD13115/AD13115.DWG REVISIONS:
ADCO CONSULTING, INC.
2090 EAST 104TH AVENUE, SUITE 305
THORNTON, COLORADO 80233-4316
(303) 450-2204 FAX: (303) 452-4515

CONDITIONAL USE MAP
PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=100'
DATE: AUG. 28, 2013
DRAWN BY: G.A.B.
CHKD BY: R.B.
BOOK: PAGE: FILE NO: 36-28-163L
SHEET NO: 1 OF 1

PROJ NO: 13-115
SHEET NO: 1 OF 1

Chris LaRue

From: Adcocons@aol.com
Sent: Friday, November 22, 2013 1:38 PM
To: Chris LaRue
Cc: phil@nolimitsarchery.com; adcocons@aol.com
Subject: Mendoza Outdoor Archery Range Questions

Chris,

I did talk to Phil Mendoza and verbally got his responses, but don't know if he'll get around to responding this afternoon or not. However, per our discussion this morning, what he told me are answers below in red to your questions. This might allow you to finish your report, and give you enough information to finish your report today.

Bob F

In a message dated 11/21/2013 4:53:31 P.M. Mountain Standard Time, CLaRue@adcogov.org writes:

The following is stated:

The western boundary of the archery area would be over four-hundred feet from any shooting station in the direction of shooting. This would ensure a maximum safety zone that would exceed the recommendations of the Archery Shooters Association (ASA).

What are the requirements from the ASA that are being exceeded?

ASA doesn't have a specific standard, but looks at each outdoor range as part of their review for certification and for insurance. In general, this range more than exceeds what is normal, but most of their ranges are back east, where there is a lot of trees that would stop any arrows from going very far anyway. The thing to remember is the safety factor involved, when you consider that Mendoza also owns another 500'+ of property east of the 400'+ I mentioned and this additional area will be used for allowed dirt storage up to 15' in height. If you're worried about safety, there is probably much greater chance of some type of accident and injuring occurring on driving to the facility, or in getting out of a car at the facility, than there is from potentially getting hit from an arrow shot from the facility.

The following is also stated:

An inspection would be conducted by an approved person for every shooter before they are allowed to shoot.

Who does the inspections and what are their qualifications.

Phil Mendoza has been involved in organized archery shooting since he was a boy, and is well familiar with all relevant safety standards and procedures on operating an archery facility. The employees of the facility will be his employees, and he and his family, who own the property, will have liability for all of their actions. He will personally make sure all employees will be adequately trained on the rules of archery shooting on the property.

The following is also stated:

No crossbows or compound bows over 70 pounds of draw weight would be allowed.

How far can a 70lb bow shoot?

If someone shot an arrow into the air at an angle, a strong bowman might be able to get an arrow to go more than 400', but probably still not exit the total property owned by the Mendoza's. What is relevant is that shooting into the air will be not be allowed, and besides the berming behind the targets, there is also the higher bank of the lake hundreds of feet to the west behind the targets going up to the rest of the Mendoza property. This question also assumes the worst case and a malevolent person will be allowed to shoot arrows into the air at an angle without the facility's employees stopping them. This facility will be owned by the Mendoza family and operated by Phil Mendoza, and based on the established track record and integrity of both, the facility will be owned and operated in the safest and more responsible manner possible.

Thanks

Chris

Christopher C. La Rue | Senior Planner

Adams County Planning and Development Department

4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6858

clarue@adcogov.org

ARCHERY BUSINESS OPERATIONAL STANDARDS (3020 E. 78th Ave)

Insurance - Archery Shooters Associations (ASA) will be obtained (Copy attached)

- All range rules and policies will be adopted from the ASA requirements for ASA insurance.
- All range users will sign ASA Release from Liability form.

Equipment Regulations, Limitations and Inspection

- The indoor and outdoor range will be inspected annually by an ASA approved inspector.
- Rules will be posted inside and outside the main building. Also on multiple locations on the range.
- All users will be expected to be familiar with rules, and adhere to them.
- An inspection will be conducted by an approved person for every shooter before they are allowed to shoot on the range. Rules will be an attachment to the waiver.
- The following rules will be a part of the inspection:
 1. The majority of shooters will be Bowhunters and Target archers. No crossbows or compound bows over 70 pounds of draw weight shall be allowed.
 2. Shooter must be able to demonstrate the ability to draw the bow back in a controlled manner without sky drawing (pointing the bow at the sky while pulling it back).
 3. Flight archery and shooting well over the target will not be allowed.
 4. All arrows must be labeled with the shooters first initial and last name.
 5. Bows may only be drawn in the direction of the targets and while the range is hot or live.
 6. Shooters may not be at the shooting line while other shooters are down range retrieving arrows.
 7. Outdoor Range hours may begin one-half hour after sunrise and close 30 before sundown. Night shooting will not be allowed outdoors.
 8. Shooting of any live animals that may live in or around the lake will not be permitted.
 9. Equipment must be in good condition and safe to operate. Faulty equipment will not be allowed on the range.
 10. Shooters will range from ages 6 and up. An adult must supervise all shooters under 15 years old.
 11. Safety is key so be aware of your surroundings and if there is anything on or around the range, notify the staff immediately to have the issue resolved.

Emergency Response Plan

- Annually, or as needed, contact Adams County Sheriff and North Washington Fire Dept. to have a site visit and establish a proper plan to include first aid, site access, and periodic inspections.

Range Layout and Safety

- The entire perimeter of the outdoor range will be fenced in with 6' chain link fence with 3 strands of barbed wire above.
- Entrance and exits will be near the south side of the main building to be able to monitor the outdoor range access and use.
- There will be 2 to 3 security cameras around the outdoor range with a monitor inside the main building to monitor the shooters on the range.
- Safety berms 6 to 8 feet in height will be constructed behind targets at the Outdoor Range to stop arrows that miss the target.
- Red zones or areas behind the safety berm are not to be accessed without the supervision of a staff member and will be clearly marked.
- Shooting stations and shooting lines will be clearly marked.
- Sight in targets and 3 Dimensional animal targets will be inspected weekly
- A map of the site with shooting stations, berms, red zones, port-a-potty location and entrance and exits will be attached.

Special Public Outdoor Events

- There will be a maximum of 1 public outdoor shooting tournaments per month, weather permitting. These events will be on Saturday or Sunday and can bring anywhere between 40 and 100 shooters. Special Public Outdoor Events shall begin no earlier than 8am and finish by 6 pm, or 30 minutes before sundown, whichever is later.
- There will be hard surfaced parking spaces around the main building and there will be an gravel/recycled asphalt overflow parking lot to the west of the storage sheds/ garage's.

There will be 2 to 3 additional port-a-potty's located throughout the outdoor range for special public outdoor events, but indoor restroom facilities in the building will also be available during such events.



ASA CLUB INSURANCE / CERTIFICATION PROGRAM

"The ASA Federation is dedicated to providing services and programs that will assist clubs in attracting members and maintaining their financial viability"

For additional information or help, please visit www.asafederation.org and select the link to the ASA Federation Directors to contact the ASA Director in your state, or contact the ASA Office.

ASA Club Liability Insurance:

The ability for clubs to obtain affordable liability coverage for themselves, their members and their landowners is a major concern. The ASA program has been proven to provide an excellent value for clubs.

Limits:

- \$1,000,000 Each Occurrence
- \$1,000,000 Personal & Advertising Injury (libel)
- \$2,000,000 General Aggregate
- \$ 100,000 Legal Liability for Fire
- \$ 5,000 Medical Co-Pay (excludes self-inflicted injuries)

Features:

- Provides liability coverage for ASA Clubs in good standing for archery related activities including set-up and preparation, practice, and competition. This is not medical coverage for personal accidents.
- Provides liability coverage that is not restricted to the conduct of ASA competitions. ASA will provide a Certificate Holder endorsement in favor of the NFAA or IBO at no cost.
- Provides additional liability coverage in excess of an individual's homeowner's personal coverage for ASA members and listed Associate members at their own club and other archery courses.
- Provides liability coverage for landowners of property where course is located as additional insured.
- Provides liability coverage for broad-head sighting targets.
- Provides liability coverage for approved elevated shooting platforms.

Club Requirements:

- Clubs must review and comply with the enclosed ASA Safety Guidelines and Procedures.
- Clubs must have, or purchase, a minimum of ten (10) ASA memberships.
- Clubs must have either an "Individual Release from Liability" form or a "Master Release From Liability" for use at competitions, (both provided in this packet), executed by, and kept on file for, every participant in any club archery activity including set-up, practice or competition at the club.
- Clubs must acknowledge that this coverage is supplemental by subrogation to any personal health care insurance held by any individual suffering an injury.

Explanation of Club Fees:

Current ASA insurance coverage expires on December 31st of each year. To insure that coverage continues uninterrupted, clubs need to return the insurance application before year end with payment. Insurance coverage will begin upon issuance of a certificate of insurance, which will be done within ten (10) days of the receipt of the application and full payment.

To apply for, or renew, your ASA club insurance your club must have, or purchase, a minimum of ten (10) ASA memberships that are renewing, joining ASA, or are ASA Lifetime Primary Members. If your club does not have ten (10) ASA members, the club will purchase the balance of the memberships and will be issued membership gift certificates that may be sold and/or awarded at the club's discretion. Under an ASA Family Membership only the primary member is counted towards the club's minimum of ten (10) memberships. If a member is already listed on a current club roster for 2011, they cannot be counted toward the 10 member minimum.

RELEASE FROM LIABILITY

Releasor: _____ Releasee: **ASA & ALL CERTIFIED ASA CLUBS**
Club Name: _____ Location: _____

Releasor hereby releases Releasee its officers, agents, board members, club members, volunteers, their heirs, administrators and executors, (herein collectively referred to as "Releasees").

Releasor, being of lawful age, (or, in the case of a minor, through his/her parent or guardian) in consideration of being permitted to participate in various shooting disciplines and activities at the Releasees Facility, either as a member or guest, do for myself, my spouse, legal representatives, heirs, assigns and subrogors, hereby release, waive and forever discharge Releasees from any and all liability for any and all losses and damages of any type or kind, and from any and all claims, suits, demands, actions or rights of actions, of whatever kind, either in law or equity, arising from or by reason of death, personal injury known or unknown, or property damage resulting from any incident which may occur during Releasor's presence at the Releasees Facility, and/or participation in any activity, whether caused in whole or in part by the Releasees or any other person or thing at the host while Releasor is present. Releasor, and his/her parent or guardian in the event Releasor is a minor, agree to fully indemnify, defend and hold Releasees harmless for all Releasor's actions or omissions while at the host. There is no limit to this indemnity.

Releasor assumes full responsibility for the risk of bodily injury, death or property damage due to the negligence of the Releasees or any other third party or thing while at the Releasees Facility, and while competing, officiating, working, spectating, or for any purpose at the Releasees Facility.

Releasor fully and completely releases the Releasees and any of its related parties or and from all liability to Releasor and to anyone or any entity claiming by, through or under Releasor, by subrogation or otherwise, it being Releasor's intent to fully waive and release all subrogation rights.

RELEASOR AGREES THAT THIS RELEASE CONSTITUTES THE ENTIRE AGREEMENT BETWEEN RELEASOR AND RELEASEES AND THE TERMS OF THIS RELEASE ARE CONTRACTUAL AND NOT A MERE RECITAL, AND THE SAME SHALL CONTINUE IN FULL FORCE AND BE APPLICABLE TO ANY AND ALL ACTIVITIES RELEASOR ATTENDS WHILE AT THE RELEASEES FACILITY.

Releasor agrees that this Release Agreement is intended to be as broad and inclusive as permitted by law and that if any portion hereof is held invalid, the balance hereof will continue in full force and effect.

RELEASOR HAS CAREFULLY READ THIS RELEASE AND UNDERSTANDS ALL OF ITS TERMS. RELEASOR EXECUTES THE SAME VOLUNTARILY AND WITH FULL KNOWLEDGE OF ITS CONTENT AND SIGNIFICANCE.

In Witness Whereof, Releasor has executed this Release on this _____ day of _____, 20____.

(Releasor - your signature acknowledges receipt of document)

(Witness signature)

Minor's age _____

(Signature of parent or guardian of any member or visitor under the age of 18 years)

Safety Guidelines For Shooters

- ◆ Do not intentionally shoot arrows into the ground.
- ◆ Only point bow at intended target.
- ◆ Never nock an arrow until the intended target is clear of other shooters.
- ◆ Stay on designated paths.
- ◆ Look for arrows only after competition is completed for the day.
- ◆ If returning to look for lost arrows place a marker or your equipment in front of the target.
- ◆ Adults must supervise children at all times.
- ◆ Draw weight should be such that shooters are able to draw and aim their bow with control and without undue physical discomfort.
- ◆ Always insure that equipment is in good working order.

***This form is to be maintained on file by the host club for the competition year.

Primary Lifetime Members may be counted for only one club. Annual members should join or renew through the club. Lifetime Members, or members that renewed directly with ASA, are not automatically counted toward the club's minimum and are subject to final review and approval by ASA. The ASA certification fees are as follows:

- ASA Club Certification \$50.00 each
- ASA Family Membership \$40.00 each
- ASA Individual membership \$30.00 each
- Landowner Coverage \$20.00 each
- Associate ASA Club Member \$5.00 each
- Discounts and Incentives:
 - Early bird incentive- Free Individual Membership Certificate if Club Certification is received by December 01, 2010.
 - Clubs with twenty (20) or more ASA primary members receive a free ASA individual membership certificate.
 - Clubs with forty (40) or more ASA primary members receive a free McKenzie 3-D target.

Please check to make sure that all information on your application forms is complete and accurate. Anyone who has ever been an ASA member in the past, but whose membership expired, should put their old ASA number in the space provided or please write "past member".

Hosting an ASA Federation Event:

State Qualifier and State Championship competitions are designed to attract competitors to your club. The use of ASA rules help to standardize the events, however clubs have latitude on many issues.

- National Pro/Am rules such as dress code, number of targets for a competition and tournament start procedures are left to the discretion of the local club so that they may conduct tournaments to the standards expected in their local area.
- Although McKenzie targets are strongly recommended, the type and manufacturer of the 3-D targets used for qualifiers are left to the discretion of the club, as is the use of the nationally recognized ASA Pro-12 and 14 scoring rings. Clubs may use targets with the ASA Pro-12 scoring ring or "center" scoring rings counted as 12 points as long as competitors are advised of the club's policy in advance.
- During State Championship competition clubs must use McKenzie targets featuring the ASA Pro-12 and Pro-14 scoring rings to prepare competitors for the ASA Classic Championship.
- Clubs may elect to use an ASA Pro/Am style course (recommended) or the traditional walk-through course.
- We urge clubs to consult with their State and Area Representatives on rules that they feel need clarifying so that the competitors in their local area may be better served.

The national ASA office and all of the ASA State Directors and Representatives are dedicated to the sport of 3-D archery and are working to make a difference with your help. We stand ready to assist your club, which is the lifeblood and future of our sport.

Enclosed is the information and forms required for ASA Club Certification and Insurance. Please read all of the information carefully, complete all enclosed forms and return to our office on a timely bases. ***Incomplete applications will result in a delay in insurance coverage.***

Sincerely,



Laval D. Falks
National Director, ASA Federation

Subj: **Mendoza-78th Ave. Property Land Use Requests Neighborhood Meeting**
Date: 11/24/2012 8:18:14 A.M. Mountain Standard Time
From: adcocons@aol.com
To: ksullivan@adco.gov
CC: phil@nolimitsarchery.com
Kristin,

We had the Neighborhood Meeting last Tuesday night (11-20-12) at 6 pm at the North Washington Street Water and Sanitation District's offices (3172 E. 78th Avenue), which abuts the northeast corner of the Mendoza property. Notice of the meeting was sent using the mailing list the County provided. On behalf of the applicant, myself and Mr. Phil Mendoza attended the meeting. Besides us, three others attended the meeting: David Sanchez, a neighbor with a property address of 2560 E. 76th Avenue; and two representatives from the NWSW&S District (Joe James-District Employee and Ricco Svaldi-District Board Member). All three indicated enthusiastic support for the proposed uses on the Mendoza property, didn't feel there were any conflicts or adverse impacts from the proposed uses to their properties, and felt the uses would be an improvement to the area.

If you need anything else in regard to the meeting, or anything else to continue processing the land use requests, let me know. Also let me know who on the staff is handling the case, as I'd like to discuss dates for scheduling the case before the Planning Commission and Board of County Commissioners.

Bob F

COSIMI FARMS LP
C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE NM 87120

DOMENICO AGNES L AND
AND DOMENICO GREGORY L
7740 YORK STREET
DENVER CO 802296613

NORTH WASHINGTON WATER
AND SANITATION DISTRICT
3172 E 78TH AVE
DENVER CO 80229

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 802011979

RUSCETTA MARGARET
9821 UPHAM CT
BROOMFIELD CO 800215408

SIMS FREDRIC M TRUSTEE
3032 ALBION ST
DENVER CO 80207

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER CO 80229

WELBY CLAYTON STREET LLC
2690 E 78TH AVE
DENVER CO 80229

YAMASHITA FRED M B
10433 SANTA FE ST
NORTHGLENN CO 802343823

ADAMS COUNTY DEPT. OF PLANNING AND DEVELOPMENT
C/O CHRIS LARUE
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE W2000A
BRIGHTON, CO 80601

PHIL AND RALPH MENDOZA
1955 E. 75TH AVENUE
DENVER, CO 80229

METRO WASTEWATER RECLAMATION
DISTRICT
6450 YORK ST
DENVER CO 802297407

ORDER OF FRIAR SERVANTS OF MARY, USA
PROVINCE INC
3121 WEST JACKSON BLVD
CHICAGO IL 60612

ROLLER INVESTMENT CO LLC
7500 YORK ST
DENVER CO 802296609

SANCHEZ DAVID D AND
SANCHEZ JOLINE
2560 E 76TH AVE
DENVER CO 802296616

STREETER STEVEN J AND
STREETER SANDRA A
2700 E 78TH AVE
DENVER CO 802296105

U-HAUL REAL ESTATE COMPANY
PO BOX 29046
PHOENIX AZ 850389046

WELBY GARDENS CO
C/O F AND S TAX CONSULTANTS-RON SANDSTRO
11540 W 69TH WAY
ARVADA CO 80004

ADAMS COUNTY DEPT. OF PLANNING AND DEVELOPMENT
C/O KRISTIN SULLIVAN
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE W2000A
BRIGHTON, CO 80601

ADAMS COUNTY DEPT. OF PLANNING AND DEVELOPMENT
C/O LYNETTE BAUMGARTNER
4430 SOUTH ADAMS COUNTY PARKWAY, SUITE W2000A
BRIGHTON, CO 80601

ADCO CONSULTING

October 31, 2012

CHEROKEE INVESTMENTS, INC.
2090 EAST 104TH AVENUE, SUITE 202
THORNTON, COLORADO 80233
720-231-5822 • FAX 1-866-461-1065
adcocons@aol.com

Mendoza-78th Avenue Property Proposed Development Neighborhood Meeting

The Ralph Mendoza family purchased the 25+ acre property at 3020 E. 78th Ave., and propose to utilize it for the two family businesses: (1) Archery Range on the eastern 14+ acres of the property; and (2) Light Industrial development on the western 10+ acres that includes Outside Inert Material (brick and similar inert material) Storage and Clean Uncontaminated Soil Storage on the southern 7.7+ acres of this area.

The proposed archery range area includes the old homestead area and the lake created by past sand and gravel mining. The existing home closest to E. 78th Ave. will be utilized for a watchman's quarters, and the other existing home and structures will be used for storage, maintenance, and education/training uses, or be demolished. A 2-story metal indoor archery range 79'± x 128'± building with additional parking will be built to accommodate 0-50 people/day from noon to 9 pm/day, except for 4-6 tournaments/year involving up to 150 people/day. An outdoor archery range will include a gravel trail along the eastern portion of the property to 12 to 15± shooting stations pointed at foam targets of from 20-50+ yards from a station backed by berms toward the existing lake area. The outdoor range will operate generally in the afternoons for a maximum of 0-25 persons/day. Given that the western boundary of the total 25+ acres of the property will be over 400' from any arrow shooting station, this extended safety zone ensures arrows will never leave this property. This use also includes filling 400-450'± of the lake area with clean uncontaminated soil over 2 to 5 years to create a flat area for 10± sight-in ranges toward the south with distances to targets of from 10-80+ yards also backed by berming toward the remaining lake area.

The other proposed use on the property involves using the western 10+ acres for the Mendoza's family demolition business that they have involved in for 30+ years. The northern 3± acres of this area will be reserved for future building construction, and the southern 7± acres over 500' from E. 78th Ave. will be used to store brick, similar inert material, and clean uncontaminated soil to a height of 15' generated from demolition projects behind an 8' high screen fence. Traffic generation from this use is expected to be very intermittent and vary from 0 on most days to up to 25/day occasionally.

In order to accomplish these two uses, the following applications are being requested: approval of I-1 zoning on the presently zoned A-1 zoned portions of the property (13.27+ acres); approval of 3 Conditional Uses on the eastern portion of the property for the Archery Range business (14.23+ acres); and approval of 2 Conditional Uses on the southwestern (7.76+ acres) portion of the property for the Outside Inert Material (brick and similar material) Storage Up to 8' in Height (Screen Fence Height) and Clean Uncontaminated Soil Storage Up to 15'. To discuss the proposed uses on the property and answer any questions, we are scheduling a neighborhood meeting at 6 pm on Tuesday-11/20/12 at the North Washington Street Water and Sanitation District Office, 3172 E. 78th Ave. that you are welcome to attend. If you need additional information, or can't make the meeting and would like to provide comments, please feel free to email me at adcocons@aol.com or you can call me 720-231-5822.

Sincerely,


Robert N. Fleming

cc: Adams County Planning, c/o Chris LaRue and Kristin Sullivan

K-M/Mendoza-78th Neighbor Meet Notice 11-20-12 Let.doc

Mendoza 3020 E. 78th Avenue Property



Legend

- County Boundary
- Adjacent Counties
- Township
- Streets
 - Hwy outline
 - Road outline
 - Interstates
 - US, State Hwys
 - Tollways
 - Streets/Roads
- Residential Buildings
- Parcels
- 2010 West Aerials
- 2010 East Aerials



Map center: 3153953, 1729877

Scale: 1:6,992

This map is a user generated static output from an Internet mapping site and is for general 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.

Adams County Transportation Department

Referral Case Comments

Date: October 15, 2013
Referral Case: Medoza Outdoor Archery Range
Case Number: RCU2013-00036
Related Cases: PRC2012-00014 & VSP2013-00004
Document Number: 4520074

Regional Drainage

Flood Insurance Rate Map – FIRM Panel #08001C0604, Federal Emergency Management Agency, March 5, 2007.

Major Drainageway Planning South Platte River in Adams County, Colorado – Phase B Report. Prepared for the Urban Drainage and Flood Control District, Adams County, City of Brighton, City of Commerce City, Denver Water Department, Metro Wastewater Reclamation District, City of Thornton, and the South Adams County Water and Sanitation District. April 2002. Sheet 6 – educational and habitat enhancement opportunities.

Outfall Systems Planning Western Hills Area, Prepared for the Urban Drainage and Flood Control District, and Adams County. Prepared by WRC Engineering, Inc. December 1992. Sheet 12 – East 76th Avenue – 60-ft wide grass lined channel for 100 yr flow.

- According to the above references, a portion of the site is located within a designated flood hazard zone. A floodplain use permit shall be required.
- The Western Hills Area plan, a 60-ft wide grass lined channel is proposed along the southern boundary of the site. It is requested that a 30-ft wide drainage easement be dedicated on the property to accommodate this channel (per previous case# PRC2012-00014).

Right-of-Way

<u>Road</u>	<u>Type</u>	<u>Right of Way*</u>		
		<u>existing</u>	<u>proposed</u>	<u>requested</u>
East 78 th Avenue	local	30-ft	30-ft	0-ft

* Right-of-Way is measured from either section line or street center line.

Additional right-of-way is not requested for this application.

Access

The site has access to East 78th Avenue. Any new access points are subject to review and approval by the Adams County Transportation Department.

Construction Issues

A. The project shall be required to conform to all applicable environmental regulations. Any documentation, including but not limited to Stormwater Management (SWMP) Plans, copies of CDPS permits, Erosion & Sediment Control Template / Plans, will need to be provided to Adams County.

B. The applicant will need to coordinate with Adams County Transportation to obtain the necessary permits prior to construction.

C. A site grading / drainage plan will be needed for the new facility.

North Washington Street Water and Sanitation District

3172 E. 78th Avenue, Denver, CO 80229 303 / 288 - 6664

October 2, 2012

To Whom It May Concern:

Dear Sirs:

The property located at 3020 E. 78th Avenue, is within the North Washington Street Water and Sanitation District service area boundaries.

The North Washington Street Water and Sanitation District is servicing said property with temporary water and sewer taps through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in accordance with the Rules and Regulations of the District, connector agreement with the Metropolitan Wastewater Reclamation District, and the Board of Water Commissioners of the City and County of Denver and the availability of water taps.

Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.

Very truly yours,

James C. Jamsay

James C. Jamsay,
District Manager

UC SYNERGETIC

October 4, 2012

Adco Consulting
c/o Robert (Bob) Fleming
2090 E. 104th Ave. #202
Thornton, CO 80233

Re: Will Serve Letter – 3020 E 78th Ave
Denver CO 80229
Parcel# 0171936200013

Dear Bob:

UC Synergetic, a Design Contractor for Xcel Energy, has evaluated your request concerning the availability of electric and gas service. In accordance with Xcel Energy tariffs filed with and approved by the Colorado Public Utilities Commission, electric and gas facilities can be made available to serve your project at 3020 E 78th Ave.

Service will be provided after engineering is completed, payment is received, any easements are signed and construction can be completed. We will have better information available after design has been completed as to a scheduled in-service date.

If you have any questions and/or concerns, please do not hesitate to contact me at 303-592-2722.

Sincerely,



Geno Wilson

Designer

UC Synergetic, on behalf of Xcel Energy

Chris LaRue

From: Roger Harvey
Sent: Thursday, October 24, 2013 10:53 AM
To: Chris LaRue
Subject: RCU2013-00036

Chris: regarding the conditional use permit on case number: RCU2013-00036 Mendoza Outdoor Archery Range, on October 7, 2013 the Board of County Commissioners approved and executed a recreational trail easement between the County and the Mendoza's satisfying Condition Precedent #5 in the zoning hearing decision case # PRC2012-00014. For the current Condition Use Permit Parks has no comments or concerns as long the archery range is constructed in accordance to the submitted site plans.

Thank you for the opportunity to comment.

Roger Harvey | Natural Resource Specialist
Parks & Community Resources Department | **Adams County**
9755 Henderson Road | Brighton, CO 80601
303.637.8005 | 303.637.8015 fax | rharvey@adcogov.org

Chris LaRue

From: Adcocons@aol.com
Sent: Friday, October 25, 2013 9:59 AM
To: Chris LaRue
Cc: Chris LaRue; Mark Ormoto; phil@nolimitsarchery.com; highlineeng@aol.com; adcocons@aol.com
Subject: Case No. RCU2013-00036, Mendoza Outdoor Archery - UD&FCD Comments

Bill,

The property owners are members of the Mendoza Family, and the applicant is Mr. Phil Mendoza, whose email address is cc'd above and whose number 303-981-5009. The engineer is Rusty Hall of Highline Engineering. His email address is cc'd above and his phone number is 303-889-0044.

The owners and applicant understand they will need to get UD&FCD's approval of any berms, temporary structures, etc. in the floodplain as part of the Floodplain Use permit process. Presently they are pursuing the overall land use approval with the above Conditional Use Permit application, and Drainage Report, Grading Plan, and SWMP on the property thru Public Works that will include a condition to obtain a Floodplain Use Permit before any grading is undertaken in the 100 year floodplain. Once the process with Public Works is further along, UD&FCD will be contacted to get comments and approvals of the Floodplain Use permit from UD&FCD.

Bob Fleming

From: Bill DeGroot [<mailto:bdegroot@udfcd.org>]
Sent: Thursday, October 24, 2013 1:31 PM
To: Chris LaRue
Subject: Referral comments for Case No. RCU2013-00036, Mendoza Outdoor Archery Range

The proposed outdoor archery range sounds like a reasonable activity for the floodplain. We would like more information on the shooting stands, shooting stations and targets. It is unclear from the referral materials if these are structures that should be anchored so as to not become floating debris in a flood event. We also wonder about the location and extent of the proposed safety berms.

 **Bill DeGroot, PE**
Urban Drainage and Flood Control District
Manager
Floodplain Management Program
Office: 303.455.6277 | www.udfcd.org

Chris LaRue

From: Adcocons@aol.com
Sent: Friday, October 25, 2013 11:18 AM
To: dowens@mwr.d.dst.co.us
Cc: adcocons@aol.com; Chris LaRue; phil@nolimitsarchery.com; Mark Omoto
Subject: Mendoza Outdoor Range- RCU2013-00036, Metro Sewer Comments

Mr. Owens

Below are Mr. Phil Mendoza's response to your latest comments along with a copy of your emails and the draft grading plan that was forwarded to you. He understand they will need to get Metro Sewer's approval of any berms that would encroach over the sewer line easement, and will not be allowed to cover any of the manholes. Presently they are pursuing the overall land use approval with the above Conditional Use Permit application, and Drainage Report, Grading Plan, and SWMP on the property thru Public Works that will include Metro Sewer's being contacted ensure their is no conflict with Metro Sewers line and manholes.

His email address is cc'd above and phone number is 303-981-5009. His engineer is Rusty Hall of Highline Engineering. His email address is cc'd above and his phone number is 303-889-0044. Feel free to contact Mr. Mendoza or his engineer directly if you need further information at this time on the proposed grading plan.

Bob Fleming

From: phil@nolimitsarchery.com
To: Adcocons@aol.com
Sent: 10/22/2013 10:28:08 A.M. Mountain Daylight Time
Subj: Mendoza Outdoor Range-RCU2013-00036 - Metro Sewer & Drainage Channel Easement

Hello Bob.

We will have a gate with a lock to access the property like there is now. I believe MWRD has their own lock on the gate. We will have our operating hours posted on a sign at the gate and if someone wants to access during business hours they just need to let an employee know so we can temporarily close the range. If MWRD knows ahead of time when they want to access the easment they can contact me by phone or email and I can have the range closed ahead of time for their access. This will be the same process for Xcel.

Phil Mendoza

From : Owens, David [Dowens@mwr.d.dst.co.us]
Sent: Tuesday, October 22, 2013 8:35 AM
To: Chris LaRue
Cc: Simmonds, Craig
Subject: RCU2013-00036

Mr. LaRue,

MWRD has reviewed the above referenced project and have the following comments:

- MWRD would like to know the procedure that will be used to allow our personnel to access our manholes during business hours.
- MWe have been provided a draft of the grading plan for the project, and will need to review and approve the final grading plan once it is submitted for approval.

If you have any questions on this, please let me know.

David Owens, Engineering Tech I- Metro Wastewater Reclamation District

6450 York Street, Denver, Colorado 80229-7499

(303)286-3372 (office), (720)245-5713 (cell), dowens@mwr.dst.co.us

From: "Owens, David" <Dowens@mwr.dst.co.us>

Date: October 10, 2013, 3:09:22 PM MDT

To: Chris LaRue <CLaRue@adcogov.org>

Cc: "Simmonds, Craig" <CSimmonds@mwr.dst.co.us>

Subject: Case Number RCU2013-00036

Mr. LaRue,

Metro staff have reviewed the above project, and found that the mapping of the archery range does not reflect the recently acquired additional sewer easement to the East of and adjacent to the easement shown on the application. The new easement was recorded as Reception #2013000063827 on July 24, 2013. The berms as shown on the mapping would be partially within the easement, and thus would require MWRD to review and approve the added fill. Please forward the grading plan when available so the new fill can be evaluated.

Let me know if you have any questions on this.

David Owens, Engineering Tech I- Metro Wastewater Reclamation District

6450 York Street, Denver, Colorado 80229-7499

(303)286-3372 (office), (720)245-5713 (cell), dowens@mwr.dst.co.us

Chris LaRue

From: Owens, David [Dowens@mwr.dst.co.us]
Sent: Tuesday, October 22, 2013 8:35 AM
To: Chris LaRue
Cc: Simmonds, Craig
Subject: RCU2013-00036

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If you have any questions on this, please let me know.

David Owens
Engineering Tech I
Metro Wastewater Reclamation District
6450 York Street
Denver, Colorado 80229-7499
(303)286-3372 (office)
(720)245-5713 (cell)
dowens@mwr.dst.co.us

Chris LaRue

From: Owens, David [Dowens@mwr.dst.co.us]
Sent: Thursday, October 10, 2013 3:09 PM
To: Chris LaRue
Cc: Simmonds, Craig
Subject: Case Number RCU2013-00036

Mr. LaRue,

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Let me know if you have any questions on this.

David Owens
Engineering Tech I
Metro Wastewater Reclamation District
6450 York Street
Denver, Colorado 80229-7499
(303)286-3372 (office)
(720)245-5713 (cell)
dowens@mwr.dst.co.us



COLORADO PARKS & WILDLIFE

6060 Broadway • Denver, Colorado 80216
Phone (303) 297-1192
wildlife.state.co.us • parks.state.co.us

November 5, 2013

Chris LaRue
Adams County Planning & Development Department
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton CO 80601

SUBJECT: Mendoza Outdoor Archery Range in Adams County

Dear Mr. LaRue:

Thank you for the opportunity to comment on the Mendoza Outdoor Archery Range project. The request for comment is on a Conditional Use Permit to allow Outdoor Commercial Recreation use at 3020 East 78th Avenue in unincorporated Adams County.

The mission of Colorado Parks and Wildlife (CPW) is to protect, preserve, enhance and manage wildlife and their environment for the use, benefit and enjoyment of the people of Colorado and its visitors. One of the ways we achieve our mission is to comment on land use proposals upon request, and to provide complete and consistent information to all entities who request comment on matters within our statutory authority and our mission.

CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of our interests is on large acreages, critical habitat, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the existing residential and industrial development surrounding the proposed site, this proposal will have a minimal impact on wildlife.

This outdoor archery range has the potential to provide enjoyment and outdoor skills opportunities to the sportspeople of Colorado. This archery range could provide sportspeople a place to learn about archery, try out archery equipment, and improve their shooting skills.

Again, we thank you for giving Colorado Parks and Wildlife the opportunity to comment on land use projects in Adams County, and ask you to contact the local District Wildlife Manager, Vicki Vargas-Madrid, at 303-291-7135 if you need additional assistance or have questions.

Sincerely,


Eliza Hunholz
Area Wildlife Manager

Cc: S. Yamashita, K. Green, V. Vargas-Madrid

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Steven M. Yamashita, Acting Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Robert W. Bray • Chris Castilian • Jeanne Home
Bill Kane, Vice-Chair • Gaspar Perricone • James Pribyl • John Singletary, Chair
Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman
Ex Officio Members: Mike King and John Salazar



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

October 31, 2013

Adams County
Department of Planning and Development
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216

Attn: Chris LaRue

Re: Mendoza Outdoor Archery Range, Case # RCU2013-00036

Public Service Company of Colorado (PSCo) has reviewed the plans for **Mendoza Outdoor Archery Range** and requests the developer continue working with Xcel's Siting and Land Rights personnel pertaining to the electric transmission license agreement.

Additionally, should any new natural gas or electric service or modification to existing facilities be needed, the property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process. 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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Chris LaRue

From: Hasenbalg-Long, Caitlin - CD [clong@c3gov.com]
Sent: Thursday, October 31, 2013 4:57 PM
To: Chris LaRue
Subject: RCU2013-00036

Hello Chris,

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases than may impact the City. City staff has reviewed case number RCU2013-00036, and have no comments.

Please feel free to contact me with any questions you may have.

Regards,

Caitlin Hasenbalg Long
City Planner
Commerce City Community Development
7887 East 60th Avenue
Commerce City, CO 80022
303-227-8782

Chris LaRue

From: Joshua Benson [somedudethatyouknow@gmail.com]
Sent: Saturday, October 12, 2013 7:35 PM
To: Chris LaRue
Subject: Mendoza Outdoor Archery Range

Regarding Case Number RCU2013-00036, our family is excited about this development. We look forward to the opportunity this would create for our children and wish the project well!

Cheers,

Joshua Benson
303-547-0876

Chris LaRue

From: Debbie Cooper [debbiecooper13@msn.com]
Sent: Saturday, October 26, 2013 4:25 PM
To: Chris LaRue

Case #RCU2013-00036 -Mendoza Conditional Use permit Approved by Gacchetta 1051 e 73 rd Sent from my iPhone

Chris LaRue

From: Ron Emmitt [RonE@mahoneyeyes.com]
Sent: Monday, October 28, 2013 9:03 AM
To: Chris LaRue
Subject: Mendoza Out Door Commercial Recreation Use (Archery Range)

Case Name: Mendoza Out Door Commercial Recreation Use (Archery Range)
Case Number: RCU2013-00036

Chris:

As a Welby Property Owner I wish to submit my approval for this Conditional Use Permit. I have reviewed the information in your Request for Comments letter that was mailed on October 7, 2013 and I completely support this proposed Conditional Use Permit as we feel they will be an asset to the community.

Ron Emmitt
Mahoney Environmental
8265 Steele St
Thornton Co 80229
815-272-2141 Office
303-653-8551 Cell
RonE@Mahoneyeyes.com

Chris LaRue

From: Jim Fabinski [JFabinski@enconcolorado.com]
Sent: Monday, October 28, 2013 8:15 AM
To: Chris LaRue
Subject: Case #RCU2013-00036 –Mendoza Conditional Use permit

Dear Chris:

As a Welby Property Owner I wish to submit my approval for this Conditional Use Permit. I have reviewed the information in your Request for Comments letter that was mailed on October 7, 2013 and I completely support this proposed Conditional Use Permit.

Best Regards,

Jim Fabinski
EnCon Colorado
8600 Welby Road
Denver, CO 80229
303-287-4312

Chris LaRue

From: Cindy Jeffries [cincer60@aol.com]
Sent: Saturday, October 19, 2013 5:43 PM
To: Chris LaRue
Subject: Mendoza Outdoor Archery Range

The plan for the Outdoor Archery Range is completely supported by us, as property owners up the street from this location.

At the moment, we travel to Fort Collins to participate in the Archery Range, so having one in our own neighborhood would be very welcome! Not only do we support this proposal, but we would use this facility, too.

Thank you for having the vision to place a good, wholesome, activity within our own community!

Michael & Cindy Jeffries

cincer60@aol.com

Chris LaRue

From: RevMarilynLewis@aol.com
Sent: Sunday, October 13, 2013 12:41 PM
To: Chris LaRue
Subject: Mendoza Outdoor Archery Range RCU2013-00036

I'm in favor of the archery range. Seems like good use of the space. And they have taken great precautions for public safety.

Thanks for inviting our comments.

Marilyn Lewis

Rev. Marilyn Lewis

Owner - 7893 York #2, Thornton CO
303-973-8520

*"There is no planet, sun or star could hold you, if you but knew what you are."
~ Ralph Waldo Emerson*

Chris LaRue

From: ANTHONY J MILANO [antskel@msn.com]
Sent: Wednesday, October 30, 2013 10:40 AM
To: Chris LaRue
Subject: Case #RCU2013-00036

I support Mr. and Mrs. Mendoza plan for their new business..

Anthony Milano
7339 Race St.
Denver Co. 80229

303-618-3146

Chris LaRue

From: Charlene Moe [charlenemoe@comcast.net]
Sent: Thursday, October 31, 2013 7:08 AM
To: Chris LaRue
Subject: Case #RCU2013-00036 –Mendoza Conditional Use permit

Addressed To: Chris LaRue, Case Manager – Clarue@adcogov.org
Case Name: Mendoza Out Door Commercial Recreation Use (Archery Range)
Case Number: RCU2013-00036
My Name: Charlene (Mazzotti) Moe
My Welby Property Location: 1601 E 73RD AVE, and, 1900 E 73RD AVE, and , 74th & Race St. (Parcel # 0171935400028), and 73rd & Race St. (Parcel #0171935400033)

Dear Chris:

As a Welby Property Owner I wish to submit my approval for this Conditional Use Permit. I have reviewed the information in your Request for Comments letter that was mailed on October 7, 2013 and I completely support this proposed Conditional Use Permit.

My husband and I attended the April meeting at the county building for this project and we were very impressed at the level of detail the Mendoza Family put into researching the safety aspects and design layout for the outside archery range to ensure the safety of their guests and surrounding areas.

The new interest in archery as a family sport is a national phenomenon and Welby is fortunate to have the Mendoza Family bring this new business opportunity to us right now and capitalize on this emerging trend.

The Mendoza Family is highly respected in our community as responsible business owners who are dedicated to helping the Welby Area thrive and prosper.

Time is of the essence to ensure the Mendoza Archery Range gets up-and running and well established ahead of competition!

Please approve this Permit as soon as possible and encourage other ADCO departments to assist the Mendoza Family to expeditiously bring this to fruition.

Best Regards,

Charlene and Rod Moe

Mailing Address: 10023 Tennyson Ct., Westminster CO 80031

Chris LaRue

From: RON [nlttrader@netscape.net]
Sent: Monday, October 28, 2013 1:51 PM
To: Chris LaRue
Subject: Case #RCU2013-00036 –Mendoza Conditional Use permit

As property owners in the Welby area for many years (50+ for me and 70+ for Alice) we support the request by Mendoza for a conditional use permit. We have been able to observe this property over the years and it has been substantially improved by Mendoza. Due to the property location this use is ideal and will be a benefit to the community as it will be to Adams County in general. We believe some of your requirements for the use permit are less than necessary but if the applicant can live with them so be it.

Ron and Alice Nichol
891 E 71st Ave
Welby, CO. 80229

Chris LaRue

From: Jessica Peiker [Jessieo75@comcast.net]
Sent: Tuesday, October 22, 2013 6:28 PM
To: Chris LaRue
Subject: Comment re: 3020 E. 78th Ave. proposed archery range

Hello;

I received your letter requesting comments regarding 3020 E. 78th Ave. and their proposed archery range.

Seriously?

You allow a strip joint to operate 24 hours a day about a mile from my home, then ask for my opinion about an archery range over a mile away.

That seems fairly inconsistent.

I say as long as their future neighbors have no issues, or have their issues addressed and resolved, that it would be great idea.

Thank you,

Jessica Peiker

303-378-9018

Chris LaRue

From: Tim Straface [Tim.Straface2@usengineering.com]
Sent: Monday, October 28, 2013 7:17 AM
To: Chris LaRue
Subject: Case #RCU2013-00036 –Mendoza Conditional Use permit

Addressed To: Chris LaRue, Case Manager – CLaRue@adcogov.org
Case Name: Mendoza Outdoor Commercial Recreation Use (Archery Range)
Case Number: RCU2013-00036
My Name: Tim Straface
My Welby Property Location: 2220 & 2240 E. 74th Place

Dear Chris:

As a Welby Property Owner I wish to submit my approval for this Conditional Use Permit. I have reviewed the information in your Request for Comments letter that was mailed on October 7, 2013 and I completely support this proposed Conditional Use Permit.

Best Regards,

Tim Straface
Chief Estimator
U.S. Engineering Co.
729 S.E. 8th Street
Loveland, Co 80537
tim.straface@usengineering.com
Ph: 970.669.1666 Ext 134
Cell:303-875-4630
www.usengineering.com

Chris LaRue

From: Frank Yantorno [frank@centergreenhouse.com]
Sent: Tuesday, October 22, 2013 5:39 PM
To: Chris LaRue

Chris, these comments are in response to case number RCU2013-00036, the Mendoza Outdoor Archery Range. I, Frank L. Yantorno am a resident at 1414 East 73rd Ave, and represent Center Greenhouse and Center Land Properties. I think with the commitment of the Mendoza family to the sport of Archery, the conditional use to allow an Outdoor Archery Range should be allowed. They are a family that has consistently followed through and done what they have agreed to on all of their other endeavors in Adams County. This conditional use permit will allow the subject property to be cleaned up with an asset to the county of bringing people into an area that is currently used only as a path by the river. Center Land Properties also has an existing tenant of many years, at 73rd and N. Washinton St. that is an indoor archery range. This business will also be a natural complement to the outdoor range, as well as receive more potential customers for the indoor from new people coming into the area. Even with the opening of the Mendoza indoor range in the future, both of the businesses can coexist with the number of participants involved in this upcoming sport. Thank you in advance for a favorable ruling in granting this conditional use permit.

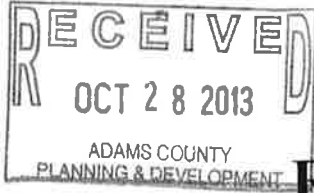
Frank L. Yantorno

Chris LaRue

From: KONO LLC [konolc@gmail.com]
Sent: Wednesday, October 23, 2013 9:35 AM
To: Chris LaRue
Subject: RCU2013-00036 Mendoza Outdoor Archery Range

The outdoor archery range proposal sounds like a well planned amenity for the sporting public. The regulations sound like they were written for rifle ranges, not archery "shooting".

Abel Montoya
DIRECTOR



Planning & Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800
FAX 720.523.6998
www.adcogov.org

Request for Comments

Case Name:	Mendoza Outdoor Archery Range
Case Number:	RCU2013-00036

October 7, 2013

Adams County Planning Commission is requesting comments on the following request:

Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.

This request is located at: 3020 East 78th Avenue

The Assessor's Parcel Number is: 0171936200013

Applicant Information: Raphael & Florence Mendoza
1955 East 75th Avenue
Denver, CO 80229

Please forward any written comments on this application to the Department of Planning and Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, 720.523.6800 by 11/01/2013 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Chris LaRue
Case Manager

*This would be a welcome improvement
we own land adjacent to this property.
Carmen Yeroel*

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Carmen Gerace
7430 Clayton St.
Denver, CO 80229-6602

DENVER CO 802

24 OCT 2013 PM 1 L



Department of Planning &
Development
4430 South Adams County
Suite W2000A Parkway
Brighton, CO.

80601822299

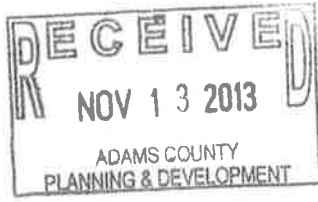
80601-8216

Abel Montoya
DIRECTOR



ADAMS COUNTY
COLORADO

Planning & Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800
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Request for Comments

Case Name:	Mendoza Outdoor Archery Range
Case Number:	RCU2013-00036

October 7, 2013

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Thank you for your review of this case.

Christopher C. LaRue

Chris LaRue
Case Manager

*Comment:
We support this!*

*JEAN STEWART
Jean Stewart*

Michael Haynes

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

MH
Box 270 465
80027



FE0043600105762

Dept of Planning & Dev.
4430 S. Adams Co Pkwy Ste. W2000A
Brighton CO 80601-8216

80601821601



Chris LaRue

From: Adcocons@aol.com
Sent: Thursday, October 24, 2013 8:53 AM
To: velvetpaw@earthlink.net
Cc: Chris LaRue; phil@nolimitsarchery.com; adcocons@aol.com
Subject: Mendoza Outdoor Archery Range - RCU2013-00036

Ms. Cope,

I'm not sure what the County sent you, but this operation will a very impact operation and the outdoor archery range will preserve an existing lake/open space area along the S. Platte River. The area where the indoor archery range building will be constructed in zoned I-1, which would have allow a wide variety industrial and commercial uses and this probably one of the least traffic generating and benign use that could be placed on a property with I-1 zoning.

This archery range business will be a family business operated by the Mendoza Family, who live in the Welby area and will be operated by Mr. Phil Mendoza. If you'd like to contact him with any questions or concerns, either now or when the archery range is operating if it is approved, please feel to do so. His email address is a cc on this email, and his mobile number is 303-981-5009.

Robert (Bob) Fleming, Consultant

From: Sandy Cope [<mailto:velvetpaw@earthlink.net>]
Sent: Friday, October 18, 2013 4:36 PM
To: Chris LaRue
Subject: Mendoza Outdoor Archery Range - RCU2013-00036

I moved to this area to get away from traffic and I appreciate the quiet rural setting. Please consider those of us who enjoy the agricultural zoning and open spaces before granting this variance.

Sandra Cope

7921 York Street

Denver, CO 80229

Chris LaRue

From: Sheerans1 [sheerans1@aol.com]
Sent: Tuesday, October 15, 2013 4:28 PM
To: Chris LaRue
Subject: case 3 RCU2013-00036

Chris,

I do not want anything new in the area that will add to the traffic on York Street, or 78th Ave in front of the school. I have enough trouble getting in and out of my driveway as it is.

Virginia A. Sheeran
7757 York Street
Denver, CO 80229