Request for Comments

Case Name: Colorado Rifle Club CUP Amendment 3
Case Number: RCU2019-00039

September 12, 2019

The Adams County Planning Commission is requesting comments on the following application: Request for Conditional Use Permit Amendment for the Colorado Rifle Club range expansion and clubhouse addition. This request is located at 76099 E 96TH AVE 0000. The Assessor’s Parcel Number is 0173500000007, 0173500000008, 0173500000009, 0173500000011, 0173500000012, 0173500000017, 0173500000019, 0173500000066, 0173500000067, 0173500000084, 0173500000089.

Applicant Information: COLORADO RIFLE CLUB
WAYNE WRAY HARRIS PE PLS
7602 YALE CT
ARVADA, CO 80007

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/04/2019 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 HPederson@adcogov.org.

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

Thank you for your review of this case.

Holden Pederson
Planner I
The Colorado Rifle Club has been operating at 76099 East 96th Avenue in rural eastern Adams County since 1988. The first NRA approved rifle match was conducted in 1991. For 2019 we have increased the number of scheduled matches to some 220 events on our eight different Ranges. Our membership has also grown to about 1500 members.

With this application we are proposing the expansion of our range facilities to be able to provide more amenities to our shooting sports venues. Phase one will be the construction of a new Club House. The building is anticipated to be approximately 40’ X 70’ and will have restrooms and shower facilities, a small kitchen, meeting room for about 100 people and a barrack facility for the use of cots for overnight sleeping. Associated gravel parking lot, exterior lighting and concrete outdoor patios will also be added.

We are also proposing an RV dump station and adjacent potable water service. To limit access onto the non-maintained East 112th Avenue roadway we are proposing adding a gate with a padlock linked chain for all the parties requiring access.

Phase two will be the construction of a new Long Range Precision Facility that will extend for one-mile. Fifteen-foot-high berms will be constructed at several locations with a metal gong placed in the face of the berm. This will be built on the East side of the Silhouette Range. We are also proposing the addition of water and sanitary sewer service to the RV parking sites by the Smallbore Range. New RV pads may also be added if allowed by current regulatory criteria.

Phase three will be expanding the East Range. We propose adding additional bays approximately fifty yards deep, fifty feet wide and surrounded on three sides by an earthen berm fifteen feet high. Associated vaulted toilets, roadways, sun covers, Stat buildings and maintenance structures will also be added. We will also be adding additional RV dry sites like what we have on the existing East Range. A new one mile long graveled roadway is also proposed along the south line of section 10 to provide a connection to the Rector Leader roadway.

Phase Four will be for the construction of a small residential, Care Takers House.

February 23, 2019
Colorado Rifle Club
Proposed Club House
04-01-2019

Currently we envision the new Club House facility to be an approximately 40’ X 70’ pre-engineering metal building. Floors will be polished concrete and the walls will utilize 6’’ of insulation covered by 5/8’’ drywall. Ceilings will be 10 to 12 feet high and also covered with drywall and insulation. The outside of the structure will utilize a 4’-5’ high course of brick or stone. Adjacent covered concrete patio areas on the East and West sides of the building will be utilized in nice weather. Numerous windows will also allow light into the building.

Currently we conduct new member orientation classes once a month which is held in the 20’X40’ smallbore stat building. The facility is not near big enough for our 2-3-hour class and future classes are anticipated to be held in our new Club House. No other classes are scheduled.

The main attraction to the new Club House will be the heated bathrooms and showers. Currently the only indoor plumbing on our 2,560-acre facility is the small Ranch House constructed prior to WW II. The new individual unisex bathrooms, some with ADA showers, will be open year around and available to our members, competitors and campers.

Because of the over one-hour trip from Denver and the long stretches of gravel roads we do NOT anticipate the building to be used for any events or evening affairs. The Club does not have any monthly membership meetings and only an annual meeting in February of each year where we conduct our election of officers. This event generally draws some 130 to 150 people and will continue to be held on the West side of Metro Denver. We do however anticipate that after a five to eight-hour match that the participants will retire to the Club House for award and maybe a barbecue or small lunch. Family members of the match participants can also utilize the facility during hot, cold or inclement weather during the match. The proposed kitchen facility will be a prep kitchen and is not intended to be a full commercial kitchen.

The barrack is anticipated to be an open room that members can set up cots and sleeping bags. No beds, lockers or closets will be provided. It will mainly be used for two day matches and for overnight stays. This will not be a bed and breakfast facility.

The Club house will be ancillary use for the over two hundred matches we conduct at the facility each year. We do not anticipate any additional vehicle traffic due to the construction of this facility. If our 2,560 acre facility was subdivided into 35 acre parcels it could accommodate some 73 single family homes. Utilizing six vehicle trips per day per residence this would be equate to about 438 trips per day. We currently estimate 50-60 vehicles per day during a match weekend (many people car pool) and 20 vehicles per day during the midweek. The clear majority of our facility is utilized for a buffer area and only contains a few cows and CRP land.
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