The following is Colorado Rifle Clubs (CRC) Responses to Staff comments
For Application for a Conditional Use Permit
Prepared 12-07-2019
By Wayne Wray Harris PE, PLS Colorado

Commenting Division: Development Services, Planning
Name of Reviewer: Holden Pederson
Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Applicant has provided a written description of the club house and its ancillary role for the
shooting ranges and matches conducted on site. Conditions may be attached to the permit by staff in order
to ensure that the proposed club house is not utilized as an assembly hall.

CRC Response: We believe that because the new 3 KSF Club House is so far from
the Denver metro area that it will never be used as an assembly hall. This is a small
building to be used for the presentation of awards after shooting events and for a
heated/cooled restroom facility. We would be amenable to reviewing conditions
placed on our facility.

PLN2: Applicant must revise site plan or provide a new document that shows the proposed setbacks from
the club house, caretaker house, and all other proposed structures to the nearest property lines

CRC Response: A new site plan will be provided with the Building Permit
Application showing the proposed Club House location, setbacks, grading plan,
parking areas and utilities. All other future structures will be over 500’ from any
property line. An 8.5” X 11” portion of that preliminary plan (Exhibit B) is
attached showing the Clubhouse setbacks.

a. Setbacks for the A-3 zone district are listed in Chapter 3, Section 3-10 of the Adams County
Development Standards and Regulations.

CRC Response: The setbacks noted above have been reviewed and we appear
to exceed all requirements. Our facility is some 2560 acres and all shooting
facilities are spread out and located over 500 feet from any property line.

b. Applicant should be aware that there are Section Lines that run along all four property lines of the
two primary CRC parcels (#0173500000066 and #0173500000019). Section Lines require 120’
setbacks for all structures, but variations may be permitted if the Department of Public Works
determines no additional right-of-way is required.

CRC Response: Figure 6a. Roadway Plan (East) from Imagine Adams County
does not show a proposed roadway along the south section line of sections 9
and 10 being the southerly property line of the CRC property. On December 4,
2019 we met with Marissa Hillje and requested a variance from the Department
of Public Works for a Section Line Setback Waiver. This will be an
administrative process that Marissa thought could be completed the following week. The written approval will then be forwarded to the Planning Department.

Because the southwest section corner appears to have been obliterated, we ask that we be allowed to utilize a 50-foot setback from the existing line of occupation being an existing fence. This exceeds the minimum side yard setback of ten feet per Chapter 3, Section 3-10-08-04-02 of the Adams County Development Standards.

c. If possible, staff recommends that the applicant enhance the site plan by highlighting all proposed additions or by overlaying aerial imagery in order to provide more context for the location of each phase. This is not a requirement, but staff believes that the additional versions would be helpful for better describing the request during public hearings.

CRC Response: We will prepare separate documents each showing the future phases proposed in our Conditional Use Plan. A revised 24” X 36” Site plan indicating all improvements is attached for your review.

PLN3: Conex shipping containers were mentioned in the “Deviations and Administrative Relief” page of the application. Applicant must clarify if those are labeled as the equipment sheds or stat buildings on the site plan, if they are the “tuff shed” buildings mentioned on the same “Deviations and Administrative Relief” page, or if they are not currently shown on the site plan.

CRC Response: We are currently meeting with the Building Department to verify that all structures requiring permits have been permitted. The small residential storage buildings (Tuff Sheds) and shipping containers are currently being used for storage. We were under the misunderstanding that structures over 200 SF needed permitting but we now understand that the IBC requires permitting for any structure over 120 SF for a commercial facility. We will continue working with Justin Blare the Adams County Chief Building Official to rectify any ambiguity’s with permitting of our existing structures. This work will be conducted in a scope outside of the CUP submittal.

PLN4: Applicant must confirm that all performance standards for Gun and Archery Ranges (Chapter 4, Section 4-09-02-17-04) and for Commercial Campgrounds (Chapter 4, Section 4-09-02-06) will be met as part of this Conditional Use Permit request. Please indicate any performance standards that are instead addressed through the separate Administrative Request for Landscape Relief.

CRC Response: Per our staff discussion I will respond to each item mentioned in the two performance standard sections noted above. I will not retype the standards but respond with our reply. The applicable Standards are attached.

CAMPGROUNDS, COMMERCIAL Chapter 4, Section 4-09-02-06
1. No defined area is established/delimitated for each RV parking area, but they are surrounded by at least 10 acres of open, native grass areas which is over the one-acre requirement.

2. A sketch (Exhibit A) is attached for the typical layout of the existing RV sites. Each site is approximately 102 feet by 30 feet. The RV sites by the Smallbore range have seven units on each side of an access roadway. Each RV site (seven units) contain about a half an acre of land but it is surrounded by unimproved native grass areas of over a couple of acres. The ten RV spaces at the East Range cover some 0.70 acres of land but are surrounded by several acres of unimproved native grass land. Both sites and future sites will have less than 15 campsites per acre.

3. Normally stays at our RV campgrounds are for Shooting Events conducted over a weekend. We currently limit the stays to a weekend without special approval of the BOD.

4. All existing and proposed campgrounds are located over a half mile from a public roadway. East 96th Avenue is a gravel rural roadway and all the interior roads are 22 feet wide with side ditches and no parking. We are in the process of placing a gravel surface on our roadways. Currently all RV spaces are accessed by a gravel roadway. All RV spaces will have an all-weather gravel surface.

5. All of the people in RV parked at our Shooting facility are there for participation in a match or for shooting practice. Our shooting bays and Ranges are our recreation area. The attached Exhibit A of a typical RV sites indicates a 200 SF common recreation area on an all-weather gravel surface which should also satisfy this governmental requirement. A typical RV graveled parking space is 80 feet by 20 feet wide between roadways. Normally the largest RV we see is some 8’X30’.

6. The requirements for “Landscaping” are addressed through the separate Administrative Request for Landscape Relief.

7. The CRC currently does not have any designated Tent Campgrounds. We have allowed the occasional tent camper to just utilize the RV Pads all weather surfaces. These areas are larger than the size requirement indicated in this standard. See attached Exhibit A for RV parking pad size.

8. Travel Trailer and Recreational Vehicle Campgrounds:
   a. CRC previous Conditional Use Permits allow for the existing RV parking. With this third amendment to our CUP we are requesting additional approval for RV campgrounds for our existing A-3 zoning. The RV Parking is for our members and guests. Our facility is serviced by rural, local, gravel roadways with a major paved highway (HWY 36) being some eleven miles away.
b. The CRC facility consists of some 2,560 Acres. As discussed, in item 1 above, each RV park site will consist of over one acre of land.

c. Access to the CRC facility requires traveling over several miles of Adams County maintained gravel roadways. We propose to utilize 22-foot-wide all-weather gravel surfaces to access our facilities.

d. Tent sites are not being requested but for the occasional tent camper they can utilize the RV parking sites.

e. Per the attached Exhibit “A” we exceed the required area for each RV Unit. A typical RV graveled parking space is 80 feet by 20 feet wide between roadways. This exceeds the required 10’ X 25’ surfaced requirements of the regulations. We have 30 feet between electrical pedestals for each RV pad which exceeds the minimum requirements for a 25’ wide Pad.

f. Vehicle parking for each site in shown on the attached Exhibit A. Each site will contain four parking spaces (10’X20’) which exceeds the required single parking for vehicles and guests. All parking surfaces shall be gravel.

g. Each RV site currently is supplied with a private hookup for electrical power which is buried. If other utilities are to be provided to any RV sites they will be constructed underground.

9. Currently the only Permitted Accessory Use is a Sanitary Vaulted Toilet approved by prior CUP and also approved by Tri-County-Health Department. Future accessory uses will be addressed by applicable County regulations.

10. No Manager Housing is requested by this CUP.

11. We currently have two dumpsters available for use by our RV sites.

GUN AND ARCHERY RANGES Chapter 4 Section 04-09-02-17-04

1. Our facility contains approximately 2,560 acres which is larger than the required two acres.

2. During our second CUP amendment (2007) we were required to obtain waivers from all residentially zoned or used properties within one mile of our facility. Attached is a list of the Residential Properties provided by the County from which a Waiver was required. A copy of the recorded, signed “Waiver and Consent” form for each of the five owners is also attached. At that time the CRC recorded each document at the Clerk and Recorders Office by Grantor and Grantee. Several parcels have changed ownership, but according to Erin Brim, Adams County Recording Manager, this is the correct procedure to follow and to not have the document recorded against
the property. The Title Companies have access to these public records and will research and determine that it affects the land even if ownership changes or the property is subdivided in the future. We feel that this should be adequate, and a new Waiver and Consent form is not required from the new owners.

Planning staff has determined a new parcel that was not included in the previous Amendments maybe within a mile of an existing Range that will not be improved at this time. This parcel is located at 72601, 112th Avenue. We have previously sent them notice concerning our Neighborhood Meeting with no response. We have agreed to serve notice to this parcel and request the signing the Waiver and Consent form. We will keep Planning Staff apprised of our efforts to obtain the signed form. However, because of the late notification of this parcel being affected by our Facility, planning has consented to not hold up our reviews and the scheduling of our public meetings for CUP approval.

3. The “Fencing” issue is being addressed through the separate Administrative Request for Landscape Relief.

4. The “Warning Signs” issue is being addressed through the separate Administrative Request for Landscape Relief.

5. The “Bufferyard” issue is being addressed through the separate Administrative Request for Landscape Relief.

6. All proposed firing lines are directed in a northerly direction and as close to horizontal as possible.

7. The CRC is a Private Club for use by our members and guests and is not a commercial, open to the public Range. There are no Certified Instructors for each range. Our Rules indicate the first member to a Range is the Acting Range Officer and his duties can only be passed on to another CRC member. During sanctioned/scheduled events the ranges are under the direction of a Match Director who is also a Club Member.

PLN5: Applicant must confirm that each of the four phases of the project will be self-sufficient and that the supporting facilities and improvements required for each Conditional Use are established at the same time or prior to the expansion of those uses. For example, fencing or parking required for the new shooting range must be provided in conjunction with the construction of the new range.

CRC Response: All four Phases or portions thereof will be standalone projects and will encompass all of the requirements of the Adam County Development Standards and Regulations. We will submit all the documentation to the Engineering and Building Department for review, approval and issuing of permits.
The Planning Department will also receive documentation of our plans to insure we will include all supporting facilities and improvements. We have submitted this CUP with phases noted as we want to have the public/governmental approvals to be allowed to proceed with our intended projects but still be subject to obtaining required approvals and permits. To construct all of the outlined improvements it will probably take the better part of a decade.

PLN6: Applicant has proposed a gravel road that would provide access to Rector Leader Road. Applicant must also confirm the proposed ground cover for all other new and existing internal drives on the site, for recreational vehicle parking areas, and for guest parking areas.

CRC Response: CRC has some seven miles or roadways on our facility. The main road from 96th Ave to the south line of our property has been graveled since 1995. Since 2016 the CRC has started applying a gravel surface to our roads and parking lots at a rate of 0.7 to 1 mile per year. It is our goal to have all roads provided with a gravel surface within the next five years.

PLN7: Applicant must provide responses to the Tri-County Health Department (TCHD), Colorado Department of Public Health and Environment (CDPHE), and the Colorado Parks and Wildlife (CPW) external referral agency letters.
   a. TCHD has requested additional information from the applicant prior to providing complete comments and a favorable recommendation for the project.
   b. CDPHE and CPW have provided guidelines for complying with all applicable rules and regulations.
   c. Applicant’s response letters will be sent to the three external referral agencies in order to facilitate a second round of review and receive additional comments confirming support or opposition for the project.

CRC Response: A response letter has been prepared for each public agency noted above. The responses are attached, and a PDF file has been prepared to assist the Planning Department in sending our response to each agency.

**Commenting Division: Development Services, Engineering**
**Name of Reviewer:** Matt Emmens
**Email and Phone Number:** MEmmens@adcogov.org / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0500H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the western portion of the project site is located within a delineated 100-year flood hazard zone; A floodplain use permit will be required for any improvements within the floodplain area.

CRC Response: No proposed work or phased project is indicated to be in or anticipated to be constructed in a mapped 100-year flood hazard zone.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area.
In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000. The installation of erosion and sediment control BMPs is expected for any ground disturbance.

CRC Response: It was indicated by Matt Emmons at our staff review meeting that we are not in the Counties MS4 Stormwater Permit Area. We will prepare a SWMP plan and install erosion and sediment control BMP as indicated.

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roos to slow and filter stormwater runoff.
7. Treatment of stormwater flows as close to the impervious area as possible.
LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District’s Urban Storm Drainage Criteria Manual, Volume 3.

CRC Response: The CRC will endeavor to implement all LID standards and requirements to the maximum extent practicable.

ENG4: Sustainable Development Practices Section 3-27-06-05-07-08:
To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:
1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council’s LEED-NC certification requirements;
7. A greywater recycling system.

CRC Response: The first phase Club House is only a 3,000 SF structure but to the maximum extent practicable we hope to incorporate one or more of the above features.

ENG5: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development
Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

The applicant has previously stated that the site has no storm sewer outfall. If this is the case, the Applicant may submit a drainage map, showing the closed drainage basins and a letter of explanation; both documents are required to be stamped and signed by an engineer licensed in the State of Colorado.

CRC Response: A document intitled Exhibit BD has been prepared which shows a contour map indicating that our facility does not drain to a receiving stream. Matt Emmens had given us a contact with DWR being Joanna Williams. A Drainage Report with attached topographic information has been forward to both parties. Attached is a response from the DNR indicating that natural low lying areas are not considered as retention ponds. Per Matthew Emmens no detention or release facilities are required for the proposed improvements to our facility.

ENG6: The applicant has submitted a trip generation letter with this application. The letter is sufficient as submitted.

CRC Response: We understand that no additional Traffic Reports or Studies will be necessary for this CUP application.

ENG7: If the applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional Use Permit is required to ensure that only clean, inert soil is imported into any site within Unincorporated Adams County. This regulation applies to ANY amount of soil imported to a site.

CRC Response: The CRC does not intend on importing any soil to this site. We may be bringing in gravel or filter material, but it will come from a registered, approved quarry.

ENG8: Prior to the issuance of any building permit(s), the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study/letter. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

CRC Response: The CRC will be preparing construction documents and building plans for review by the engineering and building departments. We will be preparing preliminary documents in conjunction with the CUP process, but all
formal submittals will be submitted after approval of the CUP. Staff indicated that no additional Traffic Study/Letter will be required.

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

CRC Response: The CRC will take responsibility for any damages we inflict on the County owned infrastructure.

Commenting Division: Development Services, Right-of-Way  
Name of Reviewer: Marissa Hillje  
Email and Phone Number: mhillje@adcogov.org / 720-523-6837

ROW1: 112th Ave is classified as a collector road which requires 40 ft for the 1/2 street. It appears that there has not been a right of way dedication for 112th Ave along the property line, and the existing 1/2 street width is 0. A right of way dedication may be required to meet the 40ft.

CRC Response: In our meeting with staff we had requested that the approximately 1.5 miles of roadway shown on the Figure 6b. Roadway Plan from “Imagine Adams County” be removed and eliminated from the Master Plan. The County Roadway Master Plan shows only a dead-end roadway from Rector Leader Road ending on our property before Bijou Creek. Per our discussion with Marissa Hillje we suggested the vacation of any ROW that the County may have by Prescription or Resolution. CRC own the property on both sides of the unmaintained roadway for two miles from Rector Leader Road to Bijou Creek. The several warranty deeds we currently possess for land on both sides of 112th Avenue indicate ownership to the section line or centerline of current 112th Avenue. The fact that the old roadway is down range from our existing shooting facility which is located on the southerly portion of sections 9 and 10 also makes it an addition safety issue. We would like to minimize vehicle traffic on this unmaintained roadway. If a future owner wants to utilize this land for a different purpose, he can just dedicate new ROW.

A formal Vacation Application for a portion of 112th Avenue has been submitted to Adams County for consideration. The old roadway will remain as it currently exists and no structures or fencing will be proposed on or across this roadway.

ROW2: Rector Leader Road is classified as a minor arterial per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 60 feet. Since the existing half right-of-way width is 0 feet, this would require a dedication of 60 feet additional right-of-way. The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication. For additional information on dedication document specifics
and process please go to http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet.

CRC Response: Currently I understand that no property owner between Leader and Hwy 36 has deeded any ROW along Rector Leader Road to Adams County. It was discussed with Staff that we would be agreeable to dedicate the East 60.00 feet of Section 10, T2S, R60W to the county with the vacation of the 112th ROW as discussed in the ROW1 comment above. A formal Dedication Application for Rector Leader Road has been submitted to Adams County for Consideration.

ROW3: The County will require the owner to grant an open space and drainage easement for the area in the flood plain along Bijou Creek in order for the County to access and maintain the banks of the creek if needed. Structures will not be permitted within this easement.

CRC Response: We do agree that a portion of our property is in a mapped 100-year flood hazard zone. The CRC would like to be able to review the easement documentation before we would agree to any dedication. I understand it is currently being processed. As also discussed, this portion of the Bijou Creek does not have any stream banks within the flood plain. Also, the Flood Plain is not adjacent to any public ROW for access. We would be happy to meet in the field with anyone requesting this easement to help us define the intent of this easement.

ROW4: With the building permit and ROW dedication, a title commitment should be submitted, which should be used to depict the applicable recordings on the site plan. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

CRC Response: CRC will provide a Title Policy for sections 9 and 10 for the dedication of ROW and for the Club House building permit. This document provided by the Title Company is a step below a Title Commitment which is a guarantee from the Title Company and cost 3 to 4 times more to provide/insure.

Commenting Division: Development Services, Addressing
Name of Reviewer: Marissa Hillje
Email and Phone Number: mhillje@adcogov.org / 720-523-6837

No comment.

Commenting Division: Development Services, Environmental Analyst
Name of Reviewer: Katie Keefe
Email and Phone Number: KKeefe@adcogov.org / 720-523-6986

No comment.

Commenting Division: Parks and Open Space

Complete
No comment.

Commenting Division: Development Services, Building and Safety
Name of Reviewer: Justin Blair
Email and Phone Number: jblair@adcogov.org / 720-523-6843

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

BSD2- Applicant should refer to commercial and industrial submittal requirements.

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

BSD4- Applicant should contact Fire Department for their requirements.
October 4, 2019

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Holden Pederson

Re: Colorado Rifle Club CUP Amendment No. 3, Case # RCU2019-00039

Public Service Company of Colorado’s Right of Way & Permits Referral Desk has reviewed the plans for Colorado Rifle Club CUP A3 and has no apparent conflict.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.i.george@xcelenergy.com
October 3, 2019

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Colorado Rifle Club, RCU2019-00039
    TCHD Case No. 5855

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Conditional Use Permit Amendment for a range expansion and clubhouse addition located at 76099 E. 96th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Onsite Wastewater Treatment System (OWTS) Feasibility
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

The proposed project is to be served by the use of an On-Site Wastewater Treatment System (OWTS). Before TCHD can provide complete comments and a favorable recommendation, more information is needed from the applicant.

The proposal includes construction of a new clubhouse with restrooms, showers, and a kitchen, an RV dump station, new RV parking with water and sewer connections, and multiple vaulted toilets. TCHD does not have sufficient information to assess the adequacy or feasibility of the OWTS. For example, if the quantity of wastewater generated from the facility exceeds 2000 gallons per day, an OWTS permitted by TCHD is not feasible. In order for TCHD to determine if an OWTS is feasible, we recommend that the applicant provide a preliminary engineering analysis and design. The analysis and design shall include the following:

1. Calculations showing the quantity of wastewater flow and wastewater strength. Estimates of flow and strength can be obtained from TCHD Regulation No. O-17, On-Site Wastewater Treatment Systems (O-17), Table 3, or from an analysis of wastewater flows and strengths from comparable facilities.
2. Sizing calculations for the required septic tank, higher level treatment unit (if applicable), and STA, based on the applicable criteria in O-17 and an evaluation of soils at the proposed STA location.

3. A drawing showing locations of the OWTS components, e.g., septic tank, higher level treatment unit (if applicable) and primary and reserve soil treatment areas (STA) areas. The STA location shall be in an unpaved area, not used for vehicle traffic or parking. Furthermore, the location of both the existing and proposed OWTS must meet all required minimum horizontal distances as outlined in Tri-County Health Department Regulation Number O-17, Table 6. This includes setbacks from the OWTS to retention ponds as well as potable water supply components.


Upon receipt of the preliminary engineering analysis and design, TCHD will review the report and make a determination of the feasibility of the OWTS.

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

Wastes from RV Holding Tanks
The case referral materials indicate that an RV dump station is proposed. RV waste typically contains chemicals, e.g. formaldehyde and bronopol, which may be toxic if placed in a typical OWTS. Due to the toxicity of RV waste, TCHD requires that a designated holding tank or vault be used for the disposal of this waste. The vault or holding tank will need to be permitted, constructed, and operated in conformance with TCHD’s current regulations. In order to start the process, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place - Suite 115, Aurora, CO 80011, 303-341-9370. More information is available at [http://www.tchd.org/269/Septic-Systems](http://www.tchd.org/269/Septic-Systems).

Public Water System
Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded, if the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or [https://www.colorado.gov/pacific/cdphe/drinking-water](https://www.colorado.gov/pacific/cdphe/drinking-water) to determine requirements for the drinking water system.

Suicide Prevention
Suicide is the 7th leading cause of death in Colorado for all ages and the 2nd leading cause of death for those ages 10-24. While suicide method varies by age group and
gender, firearms account for a majority of suicide deaths. It has been found that access to firearms is a risk factor for suicide and reducing access to such means when someone may be suicidal can save lives. The Gun Shop Project seeks to partner with gun shop retailers and range owners to promote suicide prevention through education and recognition of suicidal behavior. TCHD recommends that applicants participate in the program. More information along with free handouts, tip sheets, and posters can be found at https://www.colorado.gov/pd/files/ind/ph Armed-Safety-suicide.

Lead Ammunition
When ingested or inhaled, lead can have adverse effects on human health, including but not limited to kidney dysfunction, high blood pressure, neurological disorders, and behavior and learning problems in children, and can be harmful to wildlife and the environment. Corrective Action at Outdoor Shooting Ranges Guidance Document, provided by Colorado Department of Health and Environment (CDPHE), and Best Management Practices for Lead at Outdoor Shooting Ranges, provided by the United States Environmental Protection Agency (EPA) provide guidance and best management practices for mitigating the impacts of lead on the environment and human health. TCHD recommends that applicants develop and implement practices based on the guidance documents.

Clean-Up of Closed Sites
Once the site is no longer operating as a shooting range, the site must be remediated to remove any lead hazards. For more information, the operator may contact the Colorado Department of Health and Environment Voluntary Clean Up Program at (303) 692-3320 or the Hazardous Waste Corrective Action Unit under the Resource Conservation and Recovery Act (RCRA) at 303-692-3368. More information is available here https://www.colorado.gov/pd/sites/default/files/HW-CUP-Outdoor-Shooting-Ranges.pdf.

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

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Michael Weakley, TCHD
October 2, 2019

Holden Pederson
Adams County
Community and Economic Development Department
4430 South Adams County Parkway
Suite 22000A
Brighton, CO 80601-8216

RE: Request for Conditional Use Permit Amendment for the Colorado Rifle Club range expansion and clubhouse addition. (Case Number RCU2019-00039)

Dear Mr. Pederson:

Thank you for the opportunity to comment on the Colorado Rifle Club CUP Amendment 3. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The proposed Conditional Use Permit Amendment for the 2,560-acre Colorado Rifle Club range is located at 76099 East 96th Avenue, Adams County, Colorado (Parcel ID 0173500000007, 0173500000008, 0173500000009, 0173500000011, 0173500000012, 0173500000017, 0173500000019, 0173500000066, 0173500000067, 0173500000084, and 0173500000089). The proposal is to expand the rifle range facilities.

- Phase one will be construction of a new Club House, gravel parking lot, and RV dump station.
- Phase two will be construction of a new long range shooting facility that will extend for one-mile with 35-foot high berms and new RV pads.
- Phase three will add an expansion of the East Range with additional bays, one-mile long road on the south line of section 10, and additional RV sites.
- Phase four will be the construction of a small residential house.

The Colorado Rifle Range is currently surrounded by agricultural lands and few single-family homes.

District Wildlife Manager Serena Rocksund recently visited this site. The main impacts to wildlife from this facility include fragmentation and loss of habitat. However, by creating CRP land buffers for safe shooting this promotes wildlife habitat.
CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, pheasants, turkeys, songbirds, raptors, and reptiles. The potential also exists for large mammals, such as deer and pronghorn, to frequent this site.

Raptors

For further information on ways to minimize impact on raptors, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take of nesting raptors through disturbance.

Prairie Dogs

If prairie dog colonies are present, CPW would recommend they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility, or the black-footed ferret recovery program is another reasonable option. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from CPW is required for to relocation.

Burrowing Owls

If a burrowing owl colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl presence/absence survey should be performed.

Thank you again for the opportunity to comment on the Colorado Rifle Club CUP Amendment. The data we collect helps us continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rockswing at (303) 291-7132 or serena.rockswing@state.co.us.

Sincerely,

Matt Martinez
Area Wildlife Manager

1 Copies of Raptor Buffers are available at: https://cpw.state.co.us/documents/wildlife/species/wildlife/raptorbuffers/subpage01.pdf

2 Copies of Burrowing Owl Surveys are available at: https://cpw.state.co.us/documents/wildlife/species/wildlife/recommended_subpage02.pdf
Cc: M. Leslie, T. Kroening, S. Rocksund
9/20/19

To whom it may concern regarding CRC
in Bills, California.

The only thing I wish to convey is the memories that frequent this area. They seem to forget that they are driving in a rural area. They will frequently drive trucks & farm equipment on the roads. We ask that they understand this is where we live & they are guests in our area. On several occasions people crossing CRC on 96th, they have failed to keep both ways clear when coming and going close to mind than a few accidents on 96th. So all we request is some respect for our community. Thank you.

John & Andrew Pearson
Acres of Neighborly Land
ATTACHMENT 1

Mailing labels provided by Adams County
Sketch map showing property locations
ADAMS COUNTY
450 S 4TH AVENUE
BRIGHTON
CO 806013137

BRADBURY THOMAS H
PO BOX 550
BYERS
CO 80103

BRADBURY THOMAS H
PO BOX 550
BYERS
CO 801030550

BRADBURY THOMAS H
PO BOX 550
BYERS
CO 80103

COLORADO RIFLE CLUB
PO BOX 280251
LAKEWOOD
CO 802280251

EBERT ALICE I TRUSTEE OF THE
ALICE I EBERT LIVING REVOCABLE
HC 88 BOX 27A
BASSETT
NE 68714

FRIHAUF JACK S/PATRICIA L 1/2
FRIHAUF DANIEL UND 1/2 INT
12900 MIMOSA RD
BYERS
CO 801038809

LINNEBUR FARM CORPORATION
42891 WELD CO RD # 4
ROGGEN
CO 80652

LINNEBUR ROBERT D
76500 E HIWAY 36
BYERS
CO 80103

MAC LENNAN RUSSELL D
76201 E 96TH AVE
BYERS
CO 801038711

PEARSON GREGORY E
2020 BRADBURY ROAD
BYERS
CO 80103

SAUTER FARMS INC
49815 E 120TH AVE
BENNETT
CO 801029478

SAUTER THOMAS M/GEORGE P SR
SAUTER HELEN T
50005 E 120TH AVE
BENNETT
CO 801029415

THOMPSON CLAUDIA LEE
9230 RECTOR LEADER MILE RD
BYERS
CO 801038609

TODD ARTIS E/EVA L AND
PUGH JAY M
BOX 399
BYERS
CO 801030399

YOUNGER KEITH B AND
YOUNGER CARRIE D
74500 E 136TH AVE
BYERS
CO 80103

Mail labels provided by
Adams County
Used 1/25/07
R - indicates residential
owner. Others are non R
<table>
<thead>
<tr>
<th>Pin</th>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

Residential Properties from Which a Waiver is Required
ATTACHMENT 5

Copies of all signed waivers
WAIVER AND CONSENT

RE: Adams County Number PRE2006-00091/SW Corner of 112th Avenue and Rector - Leader Road/Expand Shooting Range. PIN No. 0173500000019.

Pursuant to the requirements of the Adams County, Colorado, Planning and Development Department, to conform to Section 4-08-02-17-04 of the Design Requirements and Performance Standards, Commercial Uses Performance Standards, I, the undersigned residential property owner, hereby consent to and recommend that the Colorado Rifle Club be granted a Conditional Use Permit for the expansion of shooting facilities at their property.

I acknowledge receipt of a letter from a Director of the Club dated January 25, 2007 along with an accompanying air photo map of the CRC land. I have read and understand the contents of the letter and have no objection to the proposals set forth in said letter.

Dated this ___ day of January, 2007.

Property 76201 E. 96th Ave. Byers, CO. PIN No. 173500000078

Russell D. MacLennan
WAIVER AND CONSENT

RE: Adams County Number PRE2006-00091/SW Corner of 112th Avenue and Rector - Leader Road/Expand Shooting Range. PIN No. 0173500000019.

Pursuant to the requirements of the Adams County, Colorado, Planning and Development Department, to conform to Section 4-08-02-17-04 of the Design Requirements and Performance Standards, Commercial Uses Performance Standards, I, the undersigned residential property owner, hereby consent to and recommend that the Colorado Rifle Club be granted a Conditional Use Permit for the expansion of shooting facilities at their property.

I acknowledge receipt of a letter from a Director of the Club dated January 25, 2007 along with an accompanying air photo map of the CRC land. I have read and understand the contents of the letter and have no objection to the proposals set forth in said letter.

Dated this 31st day of January, 2007.

Property PIN No. 173500000016

Alice I. Ebert, Trustee
Alice I. Ebert Revocable Living Trust
WAIVER AND CONSENT

RE: Adams County Number PRE2006-00091/SW Corner of 112th Avenue and Rector - Leader Road/Expand Shooting Range. PIN No. 0173500000019.

Pursuant to the requirements of the Adams County, Colorado, Planning and Development Department, to conform to Section 4-08-02-17-04 of the Design Requirements and Performance Standards, Commercial Uses Performance Standards, I, the undersigned residential property owner, hereby consent to and recommend that the Colorado Rifle Club be granted a Conditional Use Permit for the expansion of shooting facilities at their property.

I acknowledge receipt of a letter from a Director of the Club dated January 25, 2007 along with an accompanying air photo map of the CRC land. I have read and understand the contents of the letter and have no objection to the proposals set forth in said letter.

Dated this 23rd day of January, 2007.

Property PIN No. 173502300002

Jack S. Frihauf

Patricia L. Frihauf

Daniel Frihauf
WAIVER AND CONSENT

RE: Adams County Number PRE2006-00091/SW Corner of 112th Avenue and Rector - Leader Road/Expand Shooting Range. PIN No. 0173500000019.

Pursuant to the requirements of the Adams County, Colorado, Planning and Development Department, to conform to Section 4-08-02-17-04 of the Design Requirements and Performance Standards, Commercial Uses Performance Standards, I, the undersigned residential property owner, hereby consent to and recommend that the Colorado Rifle Club be granted a Conditional Use Permit for the expansion of shooting facilities at their property.

I acknowledge receipt of a letter from a Director of the Club dated January 25, 2007 along with an accompanying air photo map of the CRC land. I have read and understand the contents of the letter and have no objection to the proposals set forth in said letter.

Dated this 23rd day of January, 2007.

Property: 9230 Rector Leader Road, Byers, CO. PIN No. 173500000071

Claudia Lee Thompson
WAIVER AND CONSENT

RE: Adams County Number PRE2006-00091/SW Corner of 112th Avenue and Rector - Leader Road/Expand Shooting Range. PIN No. 0173500000019.

Pursuant to the requirements of the Adams County, Colorado, Planning and Development Department, to conform to Section 4-08-02-17-04 of the Design Requirements and Performance Standards, Commercial Uses Performance Standards, I, the undersigned residential property owner, hereby consent to and recommend that the Colorado Rifle Club be granted a Conditional Use Permit for the expansion of shooting facilities at their property.

I acknowledge receipt of a letter from a Director of the Club dated January 25, 2007 along with an accompanying aerial photo map of the CRC land. I have read and understand the contents of the letter and have no objection to the proposals set forth in said letter.

Dated this __ day of January, 2007.

Properties: 10850 Mimosa Road, Byers, CO. PIN No. 173500000021
11107 Mimosa Road, Byers, CO. PIN No. 173500000020

Thomas H. Bradbury
4. **Signage:** Signage shall meet the requirements of Section 4-01 except in a residential or agricultural zone district where a single sign, which may be lighted but not flashing, shall be permitted within ten (10) feet of the front lot line. The sign shall not exceed ten (10) square feet in area and shall not block sight distance triangles. The sign shall not exceed five (5) feet in height.

5. **Screened Parking:** Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard.

6. **Outdoor Storage:** Accessory outdoor storage is prohibited.

7. **Garbage Storage:** Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening section of these standards and regulations.

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**4-09-02-06 CAMPGROUNDS, COMMERCIAL**

1. **Minimum Parcel Area:** The minimum parcel area for commercial campgrounds shall be one (1) acre.

2. **Maximum Density:** A maximum density of fifteen (15) campsites per acre is permitted.

3. **Duration of Stay at Campground:** Visitors to a commercial campground shall stay for a maximum of sixty (60) days.

4. **Access:** Commercial campgrounds shall be located on properties with direct access to an arterial road or highway. No direct access from a public road to an individual campsite shall be permitted. Internal drives must be improved to the extent and in the manner acceptable to the Director of Public Works. Minimum paving widths for internal drives are:
   a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
   b. twenty-nine (29) feet for two-way drives with parking on one side;
   c. twenty-two (22) feet for two-way drives with no parking; and
   d. eleven (11) feet for one-way drives with no parking.

When in the opinion of the Director of Public Works, paving is not required for a tent campground, paving may be waived. However, all internal drives shall be constructed of at least an approved all weather surface approved by the Director of Public Works and the applicable fire district. In no case shall paving be waived in a recreational vehicle campground.

5. **Common Recreation Area:** Each campground shall have a common recreation area. One hundred (100) square feet of common recreation area shall be provided per campsite.
6. **Landscaping:** In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.

7. **Tent Campgrounds:**
   
a. Each tent campsite shall be a minimum of five hundred (500) square feet. A ten (10) foot separation shall be maintained between tent campsites.

b. One (1) parking space, nine (9) feet by twenty (20) feet, shall be located on each site. No guest parking shall be required for a tent site. Parking spaces shall be provided with an all weather surface approved by the Director of Public Works. Paving may be required where in the opinion of the Director of Public Works it is needed to control dust or water quality.

8. **Travel Trailer and Recreational Vehicle Campground:** All travel trailer and recreational vehicle campgrounds shall meet the following standards:
   
a. Zoning: Travel trailer and recreational vehicle campgrounds shall be located in permitted zone districts on property having direct access to an arterial road or highway.

b. Minimum Area: A travel trailer park shall consist of a minimum of one (1) acre for the parking of travel trailers for human occupancy only.

c. Paving of Spaces and Drives: All recreational vehicle and guest parking spaces and drives shall be paved with asphalt or concrete to the specifications contained in these standards and regulations.

d. Tent Sites: Freestanding tent sites may be permitted provided not more than fifteen (15%) percent of a travel trailer and recreational vehicle campground shall be used for tent sites.

e. Area per Unit: Each unit or site shall be improved with a minimum paved parking space for the travel trailer or recreational vehicle with a minimum area of ten (10) feet by twenty-five (25) feet in addition to the access driveway. Each recreational vehicle space shall be a minimum of twenty-five (25) feet in width and forty-five (45) feet in depth.

f. Vehicle Parking: One (1) paved parking space, nine (9) feet by twenty (20) feet, shall be located on each site. Guest parking, one (1) space for each ten (10) trailer sites, shall be provided off the interior drives.

g. Utilities: All public utilities shall be placed underground.

9. **Permitted Accessory Uses:** Recreational facilities, laundry buildings, service retail stores, manager's office and storage buildings, sanitary
facilities, and fences, constructed in accordance with all the provisions of these standards and regulations and all other applicable County regulations may be permitted as accessory uses.

10. **Manager Housing:** One (1) manufactured home or single-family dwelling may be located in the campground for occupancy of the manager/operator.

11. **Garbage Collection:** At least one (1) garbage pick-up area shall be provided. The garbage pick-up area shall be screened from view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

**COMMERCIAL MOBILE RADIO SERVICE (CMRS) TELECOMMUNICATION SITES**

1. **Design and Performance Criteria for all CMRS Telecommunication Sites:** The purpose of design review for CMRS telecommunications sites is to ensure the necessary antennae, equipment, and equipment shelters are sited and screened in a to minimize visual and physical impacts on the surrounding area. The following design criteria and requirements shall apply to all CMRS telecommunication antennae, equipment, equipment shelters, and commercial communication towers:

   a. All CMRS telecommunication antennae, equipment, and equipment shelters shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished through the use of compatible architectural elements such as color, texture, scale, and character.

   b. Siting and installation of CMRS telecommunication antennae, equipment, and equipment shelters shall preserve or enhance the existing character of the topography and vegetation of a site. Existing vegetation, if any, and if suitable with natural features, should be preserved and/or improved to provide screening for the facility. If existing topography of the site does not adequately screen equipment from view, fencing may be required. Fencing should not be used exclusively but instead be supplemented with vegetation. Any security fencing should be of a design, which blends into the character of the existing environment, and meet the height limitation for the zone district in which the fencing is located.

   c. All CMRS antennae and equipment should be no taller than necessary for the efficient operation of the CMRS antennae and equipment.

   d. Applicants shall demonstrate the CMRS telecommunications site is a necessary component of the applicant's overall communication network and communication plan for the community. Such demonstration shall require the applicant to establish at least one (1) of
3. Setback from Residential Properties: No amusement shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.

4. Security: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of amusement.

4-09-02-17-03 DRIVE-IN THEATERS

1. Minimum Parcel Size: one (1) acre
2. Maximum Screen Size: fifteen hundred (1,500) square feet
3. Projection Screen Visibility: The projection screen shall not be visible from any public road within fifteen hundred (1,500) feet.
4. Accessory Uses: Accessory uses such as snack bars associated with the theater shall be designed for use by patrons of the drive-in theater only.
5. Screening: Vehicle parking areas shall be screened so lights will not shine onto adjacent property.
6. Vehicle Stacking Lanes: three hundred (300) foot vehicle stacking lanes shall be provided outside the theater entrance.
7. Dust Control: If the vehicle parking area is not paved, the theater owner shall spray the lot to control dust from blowing onto adjacent properties.
8. Property for Daytime Uses: The use of the theater property for daytime uses, including but not limited to, flea markets, vending stands, and fireworks stands, shall require a Temporary Use Permit.

4-09-02-17-04 GUN AND ARCHERY RANGES

1. Minimum Parcel Area: two (2) acres
2. Setback from Residential Properties: No shooting range shall be located within one (1) mile of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a
waiver, the applicant may apply for a Variance from the Board of Adjustment. **Proof shall be submitted in the form of copies of certified mail sent to the residents affected.**

3. **Fencing:** The entire range shall be enclosed by a fence a minimum of six (6) feet high.

4. **Warning Sings:** Warning signs that read “Warning: Shooting Range” shall be posted every one hundred (100) feet on the fence.

5. **Bufferyard:** Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.

6. **Line of Fire:** Line of fire shall be as close to horizontal as possible, but never below horizontal.

7. **Certified Instructor:** The shooting range shall be supervised by a range officer or a National Rifle Association certified instructor.

**4-09-02-17-05 ICE SKATING RINKS**

1. **Minimum Parcel Area:** one (1) acre

2. **Setback from Residential Properties:** Not applicable.

**4-09-02-17-06 MINIATURE GOLF COURSES**

1. **Minimum Parcel Area:** one (1) acre

2. **Setback from Residential Properties:** Not applicable

**4-09-02-17-07 WATER SLIDE COURSES**

1. **Minimum Parcel Area:** two (2) acres

2. **Setback from Residential Properties:** Not applicable.

3. **Certified Lifeguard:** One (1) certified lifeguard shall be on duty during all hours of operation.

**4-09-02-18 RACING FACILITIES**

**4-09-02-18-01 GENERAL**

1. **Minimum Parcel Area:** forty (40) acres

2. **Outdoor Storage:** Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
Wayne Harris

From: Matthew Emmens <MEmmens@adcogov.org>
Sent: Friday, December 06, 2019 3:42 PM
To: Wayne Harris
Subject: FW: email address

Categories: Red Category

Wayne,

See below.

Sincerely,
Matt Emmens

Senior Engineer, Community and Economic Development
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, W2008
Brighton, CO 80601
t: 720.523.6826 | memmens@adcogov.org
www.adcogov.org

From: Williams - DNR, Joanna <joanna.williams@state.co.us>
Sent: Thursday, November 14, 2019 10:52 AM
To: Matthew Emmens <MEmmens@adcogov.org>
Subject: Re: email address

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

Good Morning Matthew,

For this situation SB 15-212 does not apply for the following reasons:

1. Based on the provided information the subject property is located within Kiowa Bijou Designated Ground Water Basin and SB 15-212 applies only outside of the Designated Basins.
2. If the club is not constructing any structure or pond to capture or hold the water, there is no facility that would be considered a “storm water detention and infiltration facility” under SB 15-212.

In addition, if storm water runoff from any development follows natural topography and accumulates in natural low lying areas our office would not consider those naturally occurring areas as retention ponds.

Please let me know if you have questions.

Regards,
Joanna

---
On Fri, Nov 8, 2019 at 4:15 PM Matthew Emmens <MEmmens@adcogov.org> wrote:

Hello Joanna,
Exhibit "A"

Typical RV Parking Layout
1" = 30'
Exhibit C

15' x 15' Pad (Conc) sloped at 3% to drain in center

BENCHMARK

ELEVATION ARE BASED ON A GPS DERIVED ELEVATION BASED ON MULTIPLE CORS STATIONS AND DEED MODEL 12B ON CONTROL POINT 900 A 65 REBAR.

ELEVATION = 4913.71" (NGVD 1988)

BASIS OF BEARING

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE (5503) NAD1983 (CORS) BEARING OF N68°54'30"W BETWEEN A 65 REBAR AND A CHISELED "X".
October 30, 2019

CDPHE

C/O Sean Hackett

4300 Cherry Creek Drive South

Denver, Colorado 80246

RE: Colorado Rifle Club, RCU2019-00039

TCHD Case No. 5855

Dear Mr. Hackett

We are in receipt of your email to Holden Patterson regarding our application for a Conditional Use Permit Amendment. The Colorado Rifle Club is requesting consideration for a Range expansion and Club House addition to our facility at 76099 E. 96th Avenue, Byers, CO. The CRC intends to comply with all applicable rules and regulations. The following is our response to your comments.

Air Quality

Per your comment, if land development activities are less than 25 contiguous acres and less than 6 months in duration, we do not need to report air emissions to the Division. The entire grading operation for the proposed 3 KSF Club House and associated parking lot is less than two acres and the RV Dumping Station at a different site is only about one acre.

Water Quality

The Club House is a meeting place after shooting match events held on weekends and is not an Assembly Hall. The CRC has prepared a letter to Tri-County Health Department (TCHD) addressing if we meet the requirements for a Public Water System (PWS) and Domestic Wastewater Treatment Works (DWTW). Per the attached letter to TCHD we are not a PWS and can utilize an Onsite Wastewater Treatment System (OWTS). We have contracted with Church OWC, LLC. a Wastewater Engineering firm to provide a more definitive analysis.
Solid and Hazardous Wastes

The CRC realize that we utilize Lead ammunition which can be a hazardous material. We attempt to follow the outdoor shooting range documents by the CDPHE, and the Best Management Practices prescribed by the EPA.

If you have any other questions or concerns, please do not hesitate to contact me.

Sincerely

Wayne Wray Harris PE, PLS Colorado
October 30, 2019

Kathy Boyer, REHS
Tri-County Health Department
6162 S. Willow Drive, Suite 100
Greenwood Village, CO 80111

RE: Colorado Rifle Club, RCU2019-00039
TCHD Case No. 5855

Dear Ms. Boyer

We are in receipt of your letter dated October 3, 2019 in regard to our Conditional Use Permit Amendment for a Range expansion and Club House addition to our facility at 76099 E. 96th Avenue, Byers, CO.

You first had concerns that our small, approximately 3,000 SF structure would generate wastewater in excess of 2,000 gallons per day. This building will be a gathering place on weekend to present awards after a shooting match and maybe to have a barbeque. No food prep will be done for the large events, except for warming in the kitchen and all plates and utensils will be disposable and not washed in the kitchen. The Adams County planning staff has concurred that we will not be using this facility as an assemble Hall. They have also indicated that they will possibly be placing restrictions on the uses of the Club House to insure it will not be used as an Assembly Hall. The CRC conducts some 177 sanctioned events every year during the summer months mainly on weekends. The largest events being from 42 to 45 participants. The worst-case scenario would be for two events to meet on a Sunday afternoon. The next 5 days would only see maybe a dozen people a day utilizing the restrooms. Utilizing the Regulation, No 0-17 Table 3 we utilized an estimated flow of 5 GPD for a church or transient visitor with a warming kitchen with no major food service. Utilizing a maximum occupancy of 95 people per day and a rate of 5 GPD we have a maximum
anticipated flow of 475 GPD. A conservative design flow of 600 GPD will be used. This is under the threshold for allowing the use of an OWTS.

Based on preliminary field investigations and the USDA National Resources Conservation Service Web Soil Survey the soils appear to be a sandy Loam. Kathryn Carney, PE. of Church Onsite Wastewater Consultants conducted a subsurface investigation in the area of the proposed STA on November 13, 2019. It was determined that the soil was a silty clay loam with a strong structure which changed to weak structure as the depth increased. The Long-Term Acceptance Rate (LTAR) for a soil type 3A is 0.3 gallons per day per square foot.

Using the 600 GPD calculated above we would need a STA of 2,000 SF. Infiltration Chambers will be utilized for soil treatment.

Utilizing Regulation No. 0-17 Section 12.2.B.2) the required Septic Tank volume would be required to detain the incoming wastewater design flows for a minimum of 48 hours. This would require a total storage of 1,200 Gallons. Precast concrete or plastic septic tanks will provide the retention time.

These are preliminary engineering analysis and design calculations. Church Onsite Wastewater Consultants has conducted the subsurface investigation and is in the process of designing the OWTS. Design information will be provided to the TCHD when it becomes available. Attached is Exhibit B (OWTS) showing the proposed preliminary layout of our OWTS. As noted, we exceed all setbacks required by TCHD Regulation No 0-17, Table 6.

Holding tanks will be required for the RV dump station. We currently have 28 RV existing spaces in our facility. The RV spaces are mostly utilized on weekend for multi day matches. Utilizing 50 gallons per day of effluent generated times two days per week times 28 RV Spaces we would generate about 2,800 gallons of effluent per week. Utilizing a 50% safety factor we need 4,200 gallons of storage. Utilizing two- 2,500-gallon concrete tanks we would have a total storage of 5,000 gallons. This RV dump station would be placed by the Old Ranch House and is shown on the attached Exhibit C.

The definition provided for a Public Water System (PWS) in part indicates that it regularly serves an average of at least 25 individuals daily at least 60 days per year. During the weekdays we anticipate less than a dozen people will utilize the
Club House. The weekends have the majority of traffic with our sanctioned shooting matches. Our outdoor shooting season in Colorado is from about the first of May until the end of September. This normally encompasses 22 weekend or 44 days with over 25 people per day utilizing the clubhouse. This utilization is under the requirement for a PWS. The vast majority use of our well water will be for toilets and some showers. The match directors provide bottled water for their participants on the Shooting Ranges.

We agree that Suicide is a serious cause of death especially from former Armed Services personnel. CRC does not sell or provide the use of any firearms for practice or matches. CRC would be willing to participate in the current gun safety-suicide programs.

The CRC realize that we utilize Lead ammunition which can be a hazardous material. We attempt to follow the outdoor shooting range documents by the CDPHE, and the Best Management Practices prescribed by the EPA.

I hope that this addresses the concerns outlines in your response letter. We will be providing the required Construction Documents and Design reports/calculations when we submit for our building permits. The County will not accept any submittals until the CUP has been approve. We hope that this will take place in January, 2020 with Building Plan submittal following shortly in February.

Respectfully Submitted

Wayne Wray Harris PE, PLS Colorado
Exhibit C

367' to Section Line

Existing Ranch House

Existing Equipment Building

Telephone Fiber Optics Box

4' Concrete Meter Pit

Existing Storage Building

Dirt Road

Signal Protector on Pedestal

RV Electric Pedestal

TV Antenna

RV Electric Pedestal

Existing Metal Storage Building

Raised Fuel Tank Set in 30' Deep Livestock Tank

15'x15' Pad (Conc) Sloped at 3% To Drain in Center

Buryed Vault 74,200 gallons

20' wide Gravel Driveway

RV Dumping Station 10-30-2019

Benchmark

Elevation is based on a GPS-derived elevation based on multiple core stations and GEO5 model 129 on control point 920 A @ Rebar.

Elevation = 4910.77' (Nov 1969)

Basis of Bearing

Bearings are based on Colorado Central Zone (CCZ) NAD 92 S (CCS) Bearing of N08°43'W between a @ Rebar and a Chiselled "X".

Reduced Half Size
October 30, 2019

Matt Martinez
Colorado Parks and Wildlife
Northeast Regional Office
6060 Broadway
Denver, CO 80216

RE: Colorado Rifle Club, RCU2019-00039
   TCHD Case No. 5855

Dear Mr. Martinez

We are in receipt of your letter dated October 2, 2019 regarding our Conditional Use Permit Amendment for a Range expansion and Club House addition to our facility at 76099 E. 96th Avenue, Byers, CO. The Colorado Rifle Club (CRC) are good stewards of the land and wildlife resources. Our entire 2560-acre facility is a wildlife preserve. We have also set aside over 1,000 acres of our facility to CRP usage.

In the past we have been involved with the CHIPS and WHIP programs to introduce more vegetation and habitat to our facility.

Our projects will affect a small portion of our facility and we feel we are in compliance with the CPW goals. If you have any questions, please do not hesitate to contact me.

Sincerely

[Signature]

Wayne Wray Harris PE, PLS CO
Vice President CRC
October 30, 2019
Kathy Boyer, REHS
Tri-County Health Department
6162 S. Willow Drive, Suite 100
Greenwood Village, CO 80111

RE: Colorado Rifle Club, RCU2019-00039
TCHD Case No. 5855

Dear Ms. Boyer

We are in receipt of your letter dated October 3, 2019 in regard to our Conditional Use Permit Amendment for a Range expansion and Club House addition to our facility at 76099 E. 96th Avenue, Byers, CO.

You first had concerns that our small, approximately 3,000 SF structure would generate wastewater in excess of 2,000 gallons per day. This building will be a gathering place on weekend to present awards after a shooting match and maybe to have a barbeque. No food prep will be done for the large events, except for warming in the kitchen and all plates and utensils will be disposable and not washed in the kitchen. The Adams County planning staff has concurred that we will not be using this facility as an assemble Hall. They have also indicated that they will possibly be placing restrictions on the uses of the Club House to insure it will not be used as an Assembly Hall. The CRC conducts some 177 sanctioned events every year during the summer months mainly on weekends. The largest events being from 42 to 45 participants. The worst-case scenario would be for two events to meet on a Sunday afternoon. The next 5 days would only see maybe a dozen people a day utilizing the restrooms. Utilizing the Regulation, No O-17 Table 3 we utilized an estimated flow of 5 GPD for a church or transient visitor with a warming kitchen with no major food service. Utilizing a maximum occupancy of 95 people per day and a rate of 5 GPD we have a maximum
anticipated flow of 475 GPD. A conservative design flow of 600 GPD will be used. This is under the threshold for allowing the use of an OWTS.

Based on preliminary field investigations and the USDA National Resources Conservation Service Web Soil Survey the soils appear to be a sandy Loam. Kathryn Carney, PE. of Church Onsite Wastewater Consultants conducted a subsurface investigation in the area of the proposed STA on November 13, 2019. It was determined that the soil was a silty clay loam with a strong structure which changed to weak structure as the depth increased. The Long-Term Acceptance Rate (LTAR) for a soil type 3A is 0.3 gallons per day per square foot.

Using the 600 GPD calculated above we would need a STA of 2,000 SF. Infiltration Chambers will be utilized for soil treatment.

Utilizing Regulation No. 0-17 Section 12.2.B.2) the required Septic Tank volume would be required to detain the incoming wastewater design flows for a minimum of 48 hours. This would require a total storage of 1,200 Gallons. Precast concrete or plastic septic tanks will provide the retention time.

These are preliminary engineering analysis and design calculations. Church Onsite Wastewater Consultants has conducted the subsurface investigation and is in the process of designing the OWTS. Design information will be provided to the TCHD when it becomes available. Attached is Exhibit B (OWTS) showing the proposed preliminary layout of our OWTS. As noted, we exceed all setbacks required by TCHD Regulation No-17, Table 6.

Holding tanks will be required for the RV dump station. We currently have 28 RV existing spaces in our facility. The RV spaces are mostly utilized on weekend for multi day matches. Utilizing 50 gallons per day of effluent generated times two days per week times 28 RV Spaces we would generate about 2,800 gallons of effluent per week. Utilizing a 50% safety factor we need 4,200 gallons of storage. Utilizing two-2,500-gallon concrete tanks we would have a total storage of 5,000 gallons. This RV dump station would be placed by the Old Ranch House and is shown on the attached Exhibit C.

The definition provided for a Public Water System (PWS) in part indicates that it regularly serves an average of at least 25 individuals daily at least 60 days per year. During the weekdays we anticipate less than a dozen people will utilize the
Club House. The weekends have the majority of traffic with our sanctioned shooting matches. Our outdoor shooting season in Colorado is from about the first of May until the end of September. This normally encompasses 22 weekend or 44 days with over 25 people per day utilizing the clubhouse. This utilization is under the requirement for a PWS. The vast majority use of our well water will be for toilets and some showers. The match directors provide bottled water for their participants on the Shooting Ranges.

We agree that Suicide is a serious cause of death especially from out former Armed Services personnel. CRC does not sell or provide the use of any firearms for practice or matches. CRC would be willing to participate in the current gun safety-suicide programs.

The CRC realize that we utilize Lead ammunition which can be a hazardous material. We attempt to follow the outdoor shooting range documents by the CDPHE, and the Best Management Practices prescribed by the EPA.

I hope that this addresses the concerns outlines in your response letter. We will be providing the required Construction Documents and Design reports/calculations when we submit for our building permits. The County will not accept any submittals until the CUP has been approve. We hope that this will take place in January, 2020 with Building Plan submittal following shortly in February.

Respectfully Submitted

Wayne Wray Harris PE, PLS Colorado
Exhibit C

367' to Section Line

15' x 15' Pad (Conc.)
Sloped at 3:3
To Open in Center

RV Damping Station
10-30-2019

Benchmark
Elevation are based on DOD derived elevation based on multiple core stations and Geod Model 128 on control point 900 A #6 rebar.

Elevation = 4913.77' (Nov. 1989)

Basis of Bearing

Bearings are based on Colorado Central Zone (88023) NA210183 (Con) Bearing of N0D39597° between a #6 rebar and a chiseled "X."
Colorado Rifle Club
Third Amendment to the
CRC Conditional Use Permit
October 30, 2019

The Colorado Rifle Club (CRC) had prepared an application to Adams County for the third amendment to their Conditional Use Permit. Attached is a site plan showing the existing and proposed improvements to the CRC Range. The Club currently owns some 2560 acres however improvements will only affect the following sections: SE ¼ of 4, All of 9 and 10, T2S, R60W in rural Adams County.

I have attached a Drainage report which was reviewed and accepted by the Adams County Engineering department in 2007. The Report was prepared for the second amendment to the CUP. The area involved in this report is included in the current amendment’s area.

The proposed phase one Club House and associated gravel parking lot (Exhibit BD) will involve about one acre of land. The other future phases of development will involve only grading and a few small structures. The phase one RV Dumping Station will involve about a half-acre of grading to bury several holding tanks and a gravel looped driveway. The only impervious improvement with the Station will be an approximately 15’ X 15’ concrete pad which will drain into the buried vaults. The 5 KSF of gravel driveway will only minimally increase runoff and we feel should not require a drainage study. A preliminary layout plan (Exhibit C) for the RV Dump station is attached for your information.

As noted on the attached portion of a USGS Quad sheet all improvement, except the RV Dumping Station, drains to a couple of on-site, low areas where storm runoff either percolates into the sandy soil or evaporates. No storm water from these interior sites flow to any creeks or receiving waters.

In conclusion, we believe no detention or water quality features should be required for this site as we are not changing the historic drainage patterns. Our site normally receives less than 13 inches of rainfall a year and in the last 30 years we have not noted any ponding water 72 hours after a storm event on our sandy soils.

Respectfully Submitted

Wayne Wray Harris PE, PLS Colorado
The Colorado Rifle Club (CRC) intends on grading about 15-acres of a vacant, unimproved section of land (640-acres) purchased in 2004. The land has been cultivated and was planted in winter wheat every two years and allowed to set fallow every other year. This section was last farmed in 2006 and has now been placed in the Conservation Reserve Program (CRP) in 2007. Forty (40) acres being the South Half of the Northwest Quarter of the Southwest Quarter and the North Half of the Southwest Quarter of the Southwest Quarter all in Section 10, Township 2 South, Range 60 West of the Sixth Principal Meridian, Unincorporated Adams County, State of Colorado has not been placed in the CRP and will be utilized for this shooting facility.

The CRC is now preparing an application for a “Conditional Use Permit” to allow the construction of earth berms for the use of a “Cowboy Action Shooting” facility. Twelve (12) bays will be constructed each being 150-feet long and 50-feet wide with 10-foot high berms on three sides. The roads to the facility and associated parking facilities will be dirt with no pavement or gravel. Primitive camping will be allowed but with no services such as water, sewer or electricity will be provided. We anticipate about 15-acres of the section will be disturbed by these improvements with the remainder 25-acres being seeded the same as the adjacent CRP.

The ranges will be open to members during the daylight hours of week, but we anticipate very little use during the week days. On one or two weekends a month from spring until fall we will utilize the ranges with about 20 to 100 people anticipated. This section of land does not have any water rights and no water will be brought to this site. The CRC existing facility to the west of this parcel has a water well at the old homestead (over a mile from the new range) with all the existing rifle/pistol ranges having no water supply. Vaulted toilets are being utilized on the existing ranges and they are pumped twice a year.
As noted on the attached portion of USGS Quad sheet this site drains to a couple of on-site, low areas where storm runoff either percolated into the soil or evaporates. No storm water from this site flows to any creeks or receiving waters. The only grading preformed will be for construction of earth berms and no impervious improvements will be constructed.

In conclusion, we believe that no detention or water quality features should be required for this site as we are not changing the historic drainage patterns or adding any impervious improvements.

Respectfully Submitted

Wayne W. Harris, PE, PLS #18548
Byou Greek Area to West

Exhibit BD

Roadway on East side of Ridge Line

Note: All Flow from Proposed Club Preliminary House + Gravel CRC Club House Parking Flow to Low Point + Not to Layout a Receiving Stream 10-30-2019
Mapped, edited, and published by the Geological Survey as part of the Department of the Interior program for the development of the Missouri River Basin.

Control by USGS and USC&GS.

Culture and drainage in part compiled from aerial photographs taken 1948. Topography by plane-table surveys 1951.

Polyconic projection. 1927 North American datum. 10,000-foot grid based on Colorado coordinate system, north zone.

1000-meter Universal Transverse Mercator grid ticks. Zone 13, shown in blue.

SCALE 1:24,000

CONTOR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

USGS Quad Sheet 1951

FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.