

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Request for Comments

Case Name: 5280 Beach Volleyball CUP
Case Number: RCU2022-00002

January 28, 2022

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit for an outdoor sand volleyball sports facility on a 7.25 acre parcel zoned A-1.** This request is located at 1970 Imboden Road. The Assessor's Parcel Number is 0181732301001.

Owner Information: SOVEREIGN ONE LLC

7623 INGALLS STREET
ARVADA, CO 80003-2420

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by March 2, 2022 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 MBernhardt@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Max Bernhardt
Planner I

BOARD OF COUNTY COMMISSIONERS

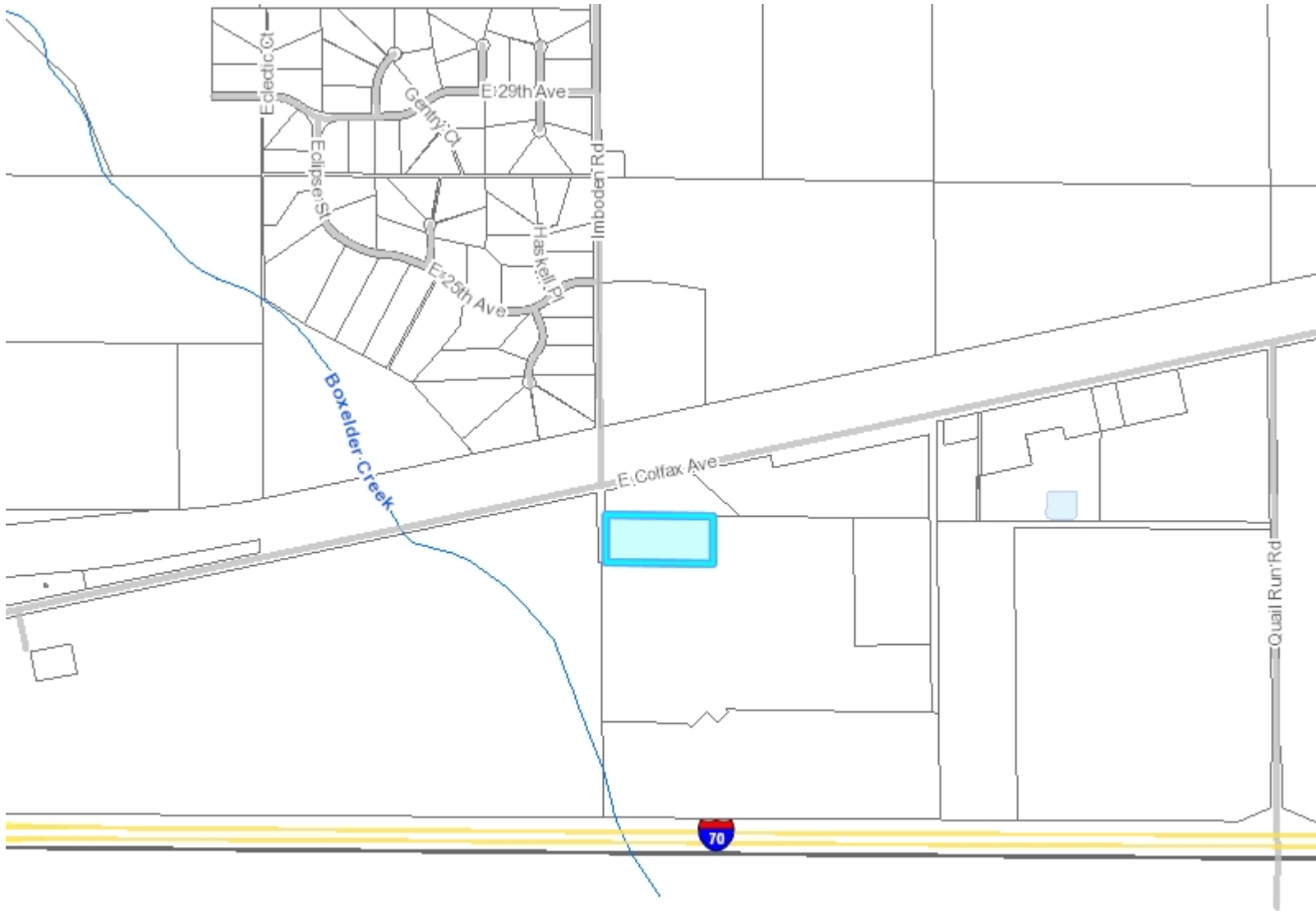
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Highways**
 - Interstate
 - Highway
 - Tollway
- Streets**
 - Streets
 - Ramp
- Building**
- County Parks and Open Space**
- Small Lakes**
- Major Lakes**
- Rivers**
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels**
- County Boundary**

1: 14,917 

0.5 0 0.24 0.5 Miles

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

Notes



April 26, 2020

Adams County Community
& Economic Development Department
4430 S. Adms County Parkway
Suite W2000
Brighton, CO 80601

Dear Adams County Community & Economic Development Department,

Modern Engineering Solutions, LLC (MES) is working with Mike Patton (Client) to develop a sand volleyball sports facility located at parcel number 0181732301001 in Adams County. This facility will be the new location for a training academy designed to provide Colorado's youth and professional athletes a place to train and play. We would like to propose our project plan with Adams County to obtain written approval to begin construction.

The current property is about 7.25 acres of undeveloped land. The primary use of this site is for 10 outdoor sand volleyball courts. The proposed parking lot will be designed to accommodate the 10 courts. Utilities are not anticipated to be installed with this development. We would also like for all visitors to access the property through the existing 60' Right of Way near Colfax Avenue called Imboden Road.

We are excited about the possibility to bring youth and adult sports into the Adams County community. If you have any questions or concerns please do not hesitate to contact me at the information listed below.

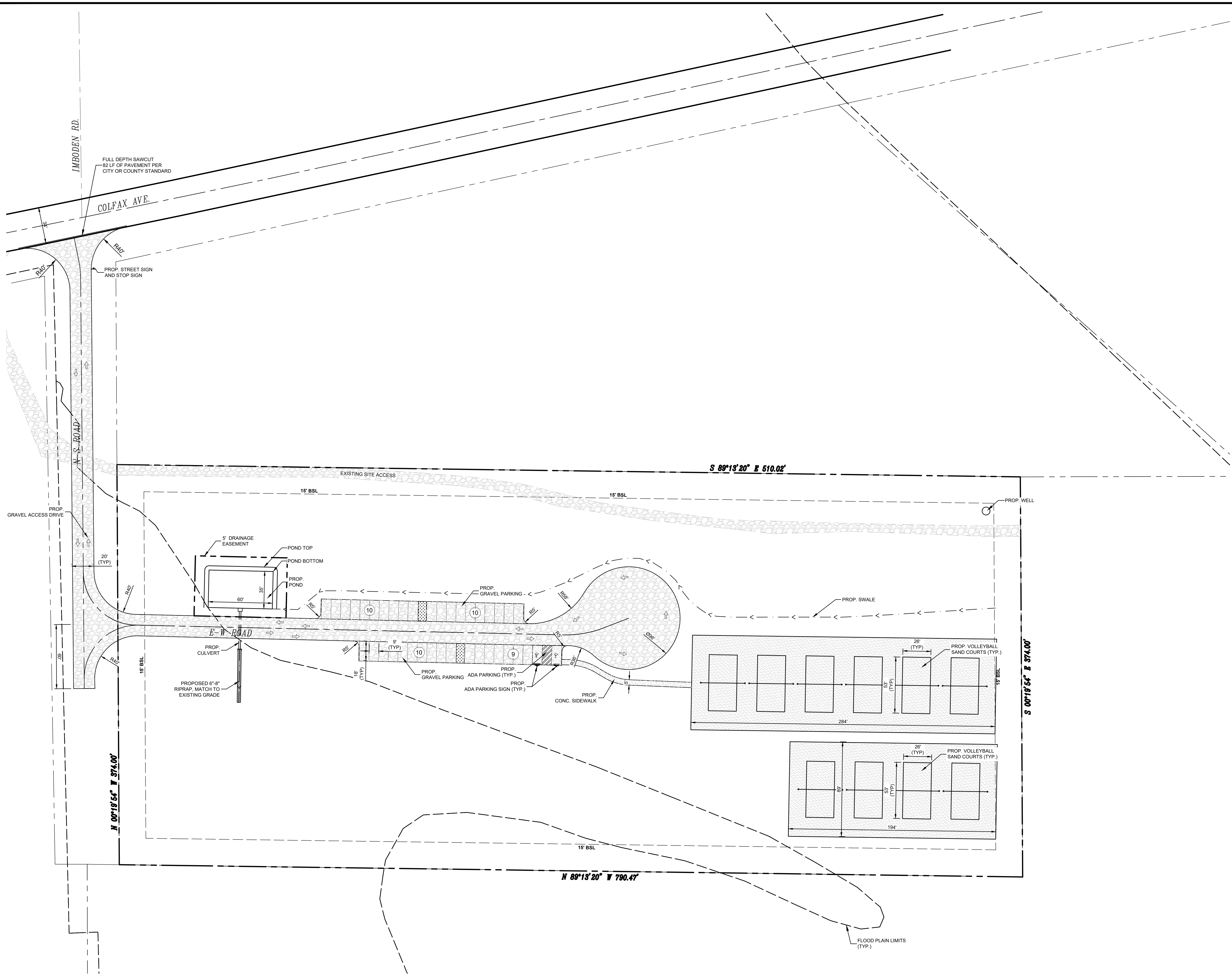
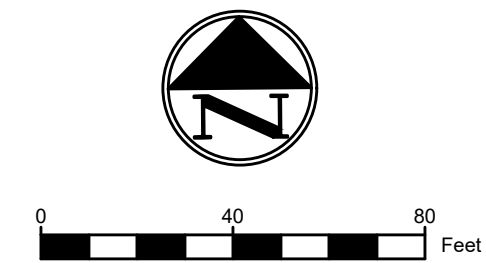
Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Michael Groselle". The signature is written in a cursive, flowing style.

Michael Groselle, P.E.
CEO of Modern Engineering Solutions, LLC
Email: Mike@mod-eng.com

Cell: 720-815-7937



5280 BEACH

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

MICHAEL R. GROSELLE 125681
TYPE OR PRINT NAME FE #
01-14-2022
DATE

NO.	DATE	REVISION

5280 BEACH
WATKINS STORAGE SUBDIVISION, BLK 1 & LOT 1
CITY OF WATKINS, ADAMS COUNTY, COLORADO

SITE PLAN

MES MODERN ENGINEERING SOLUTIONS
715 FENTON ST
LAKEWOOD, CO 80226
PHONE: (214) 734-2305

DESIGNED: NA	DATE: JANUARY 2022	PROJECT #: 20-218	SHEET: C2.0
DRAWN: PV	REVIEWER: MG		

5280 BEACH

Drawn: M. Madam, Engineering Solutions/Modern Engineering Solutions - MES, Civil/2022-18 Adam County Volleyball Courts/2022-18-COM
 Date: 01/14/2022, 3:58 PM
 Plot Date: 01/14/2022, 6:07 PM