

STATE OF COLORADO )  
COUNTY OF ADAMS )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Government Center in Brighton, Colorado on the 9<sup>th</sup> day of December 2025 there were present:

Julie Duran Mullica _____	Commissioner
Kathy Henson _____	Excused
Emma Pinter _____	Commissioner
Steve O'Dorisio _____	Commissioner
Lynn Baca _____	Excused
Heidi Miller _____	County Attorney
Erica Hannah _____	Clerk to the Board

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

RESOLUTION APPROVING APPLICATION IN CASE #RCU2023-00001 GCSA EVENT CENTER  
CONDITIONAL USE PERMIT FULL BARN

Resolution 2025-545

WHEREAS, this case involves a request from Llaricxe Aldana of GCSA LLC for a Conditional Use Permit to allow an Event Center on a 10 acre portion of the following described property:

LOCATION: 6539 Imboden Road

LEGAL DESCRIPTION: SECT,TWN,RNG:6-3-64 DESC: PARCEL B PART OF THE SE4 OF SEC 6  
DESC AS FOLS COMMENCING AT THE SE COR OF SEC 6 TH N 00D 00M 28S W 659/31 FT TO  
THE POB TH S 89D 45M 33S W 2637/71 FT TH N 00D 17M 43S E 658/71 FT TH N 89D 44M 44S E  
2634/28 FT TH S 00D 00M 28S E 659/32 FT TO THE POB EXC RD (2022000039239) 39/424A

WHEREAS, the Adams County Planning Commission held a public hearing on the conditional use permit application on November 13, 2025, and, following substantial testimony presented by members of the public and the applicant, forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on December 9, 2025; and

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

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 recommendation of the Adams County Planning Commission, the application in this case is hereby APPROVED, based upon the following findings of fact, eight conditions precedent, fourteen conditions of approval, and one note:

**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. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the 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.

**RECOMMEND CONDITIONS PRECEDENT:**

1. The applicant shall provide written evidence to the Adams County Community and Economic Development Department that (a) CDPHE has approved the provided water sample data, the proposed plan outlined in the operator letter, and the required milestones and deliverables; and (b) CDPHE has no outstanding concerns regarding the water quality for the proposed use.
2. The applicant shall obtain final approval from the Colorado Division of Fire Prevention & Control (CDFPC) and Bennett-Watkins Fire Rescue (BWFR) as part of the building permit and change in occupancy permitting processes.
3. The applicant shall obtain a Change in Occupancy permit from the Adams County Community and Economic Development Department.
4. The applicant shall install all required landscaping and parking and receive a passing inspection; landscaping may be bonded for if weather conditions necessitate a delay of the work.
5. The applicant shall enter into an Improvements Agreement with the County for all required onsite and off-site improvements. Collateral shall be provided to the County in the amount and in the form required by the Improvements Agreement.
6. The applicant shall receive Preliminary Acceptance of the public improvements from the Adams County Public Works Department.
7. The applicant shall obtain a permit for access construction from the County and then construct the access per the approved plans.
8. The applicant shall receive a "Notice to Proceed" from the Department of Community and Economic Development prior to beginning operations. Written proof that all of the conditions precedent have been satisfied shall be required prior to the County's issuance of this notice. If a "Notice to Proceed" is not obtained within one year of the approval of this application, the Conditional Use Permit shall expire on that date, *i.e.*, on December 9, 2026.

**CONDITIONS OF APPROVAL:**

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except minor amendments as determined by the Director of Community and Economic Development that do not affect approval standards, is subject to the review and approval of the Board of County Commissioners prior to implementation.
2. Subject to an earlier termination under the Condition Precedent #8, this Conditional Use Permit is granted for a period of five (5) years and shall expire on December 9, 2030.
3. All parking for event guests shall be located on the subject property. All vehicle parking and drive lanes shall be on an approved surface, such as recycled asphalt.
4. There shall be at least two (2) security guards present at all events.
5. There shall only be a warming kitchen on site. No food is allowed to be prepared on site.
6. Hours of operation shall be limited on Friday through Saturday to 9am to midnight and on

Sunday through Thursday from 3pm to 10pm; provided, however, if Monday is a federal holiday, hours of operation on the preceding Sunday may extend to midnight. Venue access to allow for setup and breakdown shall be permitted beginning at 9am every day and must end not later than the authorized hours of operation.

7. The maximum number of event center occupants shall be limited to 782 people at any one time.
8. All operations shall conform to the Indoor Commercial Recreation/Entertainment and Event Center performance standards as required by Sections 4-09-02-12 and 4-09-02-12-03 of the County's Development Standards and Regulations, as may be amended.
9. The applicant shall ensure that event noise does not exceed the following maximum allowable sound pressure levels in the Agricultural-3 (A-3) zone district: Day (7 am – 10 pm: 80 decibels) and Night (10 pm – 7 am: 75 decibels). Any noise complaints received by the County shall be considered upon reevaluation of subsequent conditional use permits and/or may result in revocation of the Conditional Use Permit through a Show Cause Hearing during the term of this permit.
10. The applicant shall comply with all written requirements contained within the February 7, 2023 and August 30, 2023 email communications from CDPHE and the September 12, 2023 email from Adams County Health Department.
11. The Conditional Use Permit shall only allow the subject use to occur within the acreage identified within the site plan (approx. 10 acres). Any expansion of the area used by the subject use within the larger lot, which is approximately 39 acres, shall require an amendment to the Conditional Use Permit prior to any such expansion.
12. The applicant shall adhere to any applicable State and County liquor licensing requirements and permit terms and conditions.
13. The existing well (Permit No. 86379-F) shall be operated in accordance with its permitted terms and conditions.
14. The applicant shall comply with all federal, state, and local rules and regulations pertaining to the water system.

**NOTE TO THE APPLICANT:**

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.

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

Mullica	_____	Aye
Henson	_____	Excused
Pinter	_____	Aye
O'Dorisio	_____	Excused
Baca	_____	Aye
Commissioners		

STATE OF COLORADO )  
County of Adams )

I, Josh Zygielbaum, 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 9<sup>th</sup> day of December A.D. 2025.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Josh Zygielbaum:

By:



*Ehanna*

Deputy