

January 7, 2015

To: Elaina Leo

Subject: Rezoning Parcel at 357 Weaverville Rd. Divide, CO

The Divide Planning Committee (DPC), through a quorum of our members, have reviewed and discussed the owner's request for an opinion from the DPC prior to submitting an application to the county for changing the zoning from Agricultural to Commercial for the parcel at 357 Weaverville Rd. in Divide, CO. The Divide Planning Committee, at a meeting on January 7, 2015 established the following opinion.

The said parcel is within the boundaries of the Town Center.

The DPC supports an application for a change in zoning to Commercial for this parcel believing this change supports in-filling the Town Center and will benefit the community with no discernible impacts.

Applicable sections of the Divide Regional Plan state:

Section C1.03 Town Center

Includes business and residential areas, has a specific outer boundary, and additional future development is encouraged to locate within the Town Center.

Section C3.02

Encourage infill and redevelopment before any expansion of the Business Area.

Section D Town Center Growth

To promote a cohesive community, growth in the Town Center should serve to enhance both the commercial and residential communities; and infrastructure needs in the expansion area should be pre-approved before any additional growth is considered.

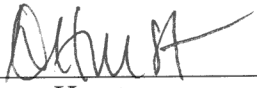
Respectfully Yours,


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Mick Bates

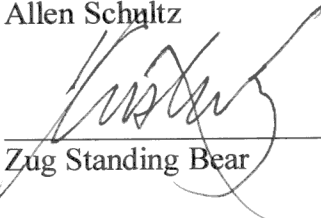
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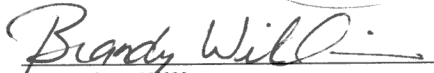
Vanessa Haakenson

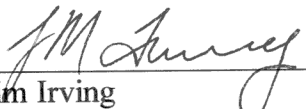
  
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Diana Hurst

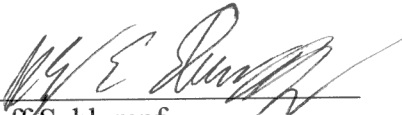
  
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Bryan Johnson

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Allen Schultz

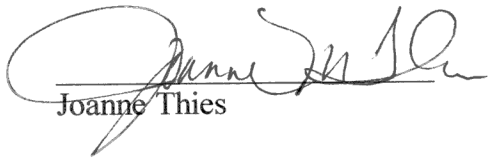
  
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Zug Standing Bear

  
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Brandy Williams

  
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Jim Irving

  
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Jeff Schlumpf

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Candy Shoemaker

  
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Joanne Thies